

## 5 Bed House - Detached

9 Vernon Drive, Kirk Langley DE6 4AT  
Offers Around £649,950 Freehold



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- Executive Detached Home - 2024 Built
- Ecclesbourne School Catchment Area
- Located on the Edge of the Development - Private Position
- Overlooking Protected Open Green with Specimen Trees
- Spacious Lounge with French Doors to Garden
- Living Fitted Kitchen/Dining Room/Family Room with Built-In Appliances
- Utility & Cloakroom
- Five Bedrooms & Three Bathrooms
- Private Westerly Facing Rear Garden
- Large Block Paved Driveway for Six/Seven Vehicles & Double Garage with Electric Doors

GREAT POSITION ON THE DEVELOPMENT – A five bedroom, three bathroom detached property with LARGE DRIVEWAY and DOUBLE GARAGE located on the edge of the development. The property is within Ecclesbourne School catchment area and benefits from a private position, set in a small non-through road cul-de-sac, overlooking protected open green with specimen trees.

#### The Location

Kirk Langley lies about 9 miles from Ashbourne and 4 miles from Derby, on the edge of the Peak District National Park. The area offers wonderful landscapes and great opportunities for walking, cycling, climbing and horse riding. Carsington Water is about 11 miles away and offers water sports activities and fishing. A range of schools lie within easy reach including a primary school within the village, Queen Elizabeth's Grammar School in Ashbourne and Ecclesbourne School catchment area. There are a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School. Fast access to Derby and A38 only 4 miles away, also very convenient for A50, A52 and M1 motorway.

#### Accommodation

##### Ground Floor

##### Storm Porch

With two pillars, outside light and entrance door opening into entrance hall.

##### Entrance Hall

10'7" x 7'3" (3.24 x 2.21)

With herringbone style flooring, radiator and staircase leading to first floor.



### Understairs Storage

3'0" x 2'9" (0.92 x 0.85)

With light and internal oak veneer door with chrome fittings.

### Cloakroom

5'6" x 4'9" (1.70 x 1.46)

With low level WC, fitted wash basin with chrome fittings, matching herringbone style flooring, radiator, tile splashbacks, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



### Lounge

26'10" x 11'7" (8.18 x 3.54)

With two radiators, double glazed window with fitted blind front, double glazed window with fitted blind to side, double glazed French doors opening on to garden and internal double opening glazed doors opening into living kitchen/dining/family area.



## Living Kitchen/Dining/Family Room



## Family Area

23'10" x 10'4" (7.27 x 3.16)

With matching herringbone style floor, radiator, built-in storage cupboard, double glazed French doors opening on to paved patio and rear garden.



### Dining Area

With matching herringbone style floor, radiator and double glazed window overlooking rear garden with fitted blind.



### Kitchen Area

17'10" x 14'2" (5.46 x 4.34)

With one and a half unit with mixer tap, wall and base fitted units with attractive matching quartz worktops, built-in induction hob with extractor hood over, built-in wine cooler, integrated dishwasher, integrated large fridge, integrated large freezer, built-in double electric fan assisted oven, matching kitchen island again with quartz worktops with fitted drawers underneath, matching herringbone style flooring, spotlights to ceiling, radiator and internal door with chrome fittings.



### Utility Room

7'6" x 6'0" (2.30 x 1.83)

With single sink with matching quartz worktops, fitted base cupboards underneath, plumbing for automatic washing machine, space for tumble dryer, matching herringbone style flooring, radiator, extractor fan, door giving access to side and internal oak veneer door with chrome fittings.

### First Floor Landing

14'6" x 11'9" x 10'6" x 4'1" (4.42 x 3.59 x 3.21 x 1.25)

With attractive balustrade, radiator, double glazed window with fitted blind, double glazed skylight window with fitted blind and two useful built-in double storage cupboards providing storage, one of which houses the high efficiency hot water cylinder.



### Bedroom One

19'6" x 10'0" (5.96 x 3.06)

With two radiators, double glazed window with fitted blind, double glazed skylight window and internal oak veneer door with chrome fittings.



### Dressing Area

7'4" x 3'6" (2.25 x 1.09)

With fitted wardrobes with sliding mirrored doors providing good storage and spotlights to ceiling.





### En-Suite Bathroom

10'9" x 6'1" (3.29 x 1.86)

With bath with chrome fittings including hand shower attachment, fitted wash basin with chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, large heated chrome towel rail/radiator, shaver point, spotlights to ceiling, extractor fan, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



### Bedroom Two

13'9" x 11'11" (4.21 x 3.65)

With two built-in double wardrobes with sliding mirrored doors, radiator, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.

### En-Suite

9'6" x 3'11" (2.92 x 1.20)

With separate shower cubicle with electric shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tiled effect flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed obscure window with fitted blind to rear and internal oak veneer door with chrome fittings.



### Bedroom Three

14'6" x 10'5" (4.42 x 3.20)

With radiator, double glazed window with fitted blind with aspect to rear and internal panelled door with chrome fittings.

#### Bedroom Four

12'6" x 10'5" (3.83 x 3.20)

With radiator, double glazed window with fitted blind with aspect to rear and internal oak veneer door with chrome fittings.

#### Bedroom Five

12'1" x 10'0" (3.70 x 3.07)

With radiator, double glazed skylight window and internal oak veneer door with chrome fittings.

#### Family Bathroom

9'8" x 8'2" (2.97 x 2.51)

With bath with chrome fittings including hand shower attachment, fitted wash basin with chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, large heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, shaver point, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



#### Roof Space

Boarded for storage and insulated.



### Garden

To the rear of the property is a private, enclosed rear garden enjoying a warm westerly aspect. The garden is mainly laid to lawn with paved patio and enclosed by fencing. Side access gate with paved pathway and fencing.



### Large Driveway

This particular property benefits from a double width, block paved driveway to the front and side of the property and provides car standing spaces for approximately six /seven vehicles.



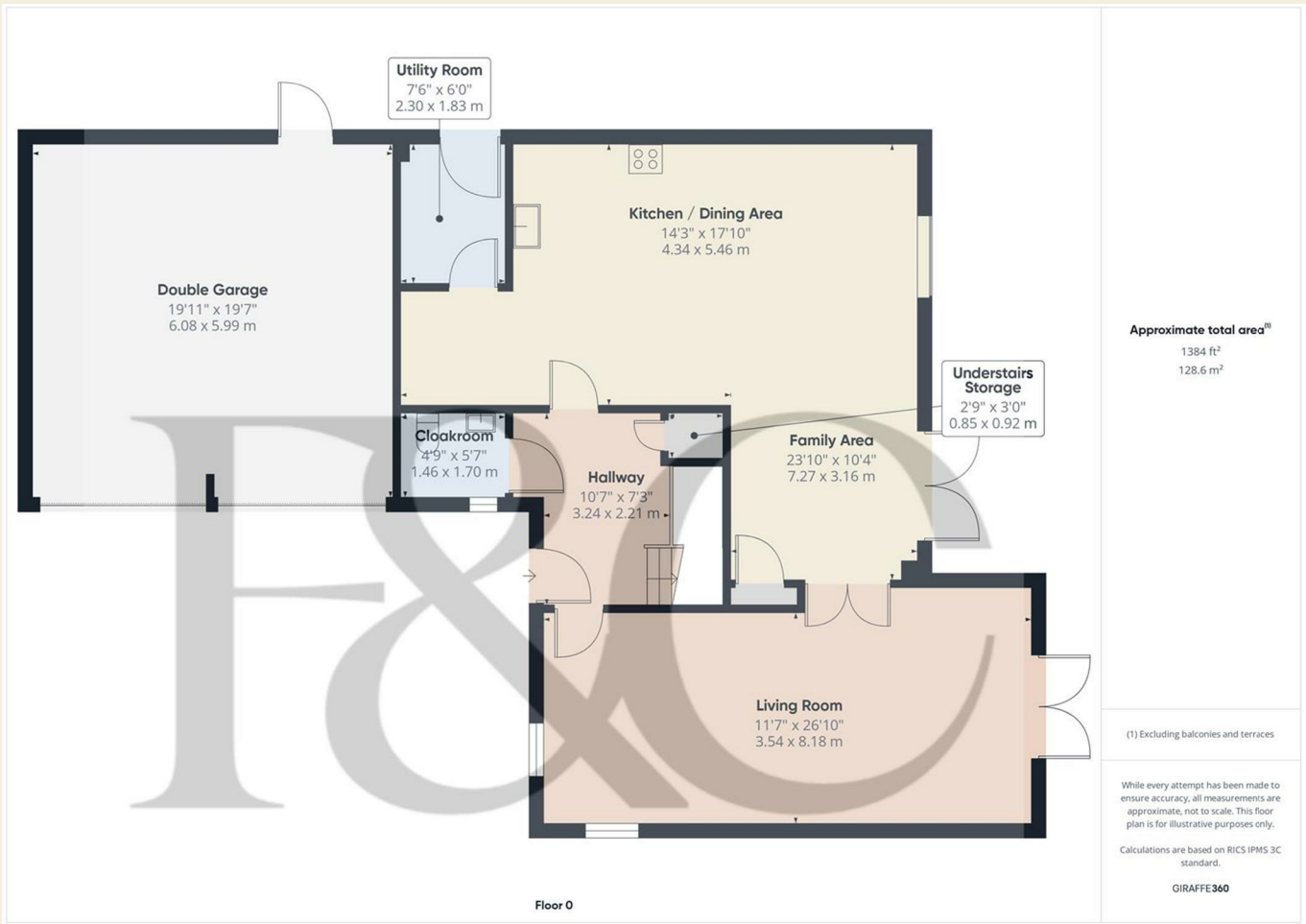
Double Garage

19'11" x 19'7" (6.08 x 5.99)

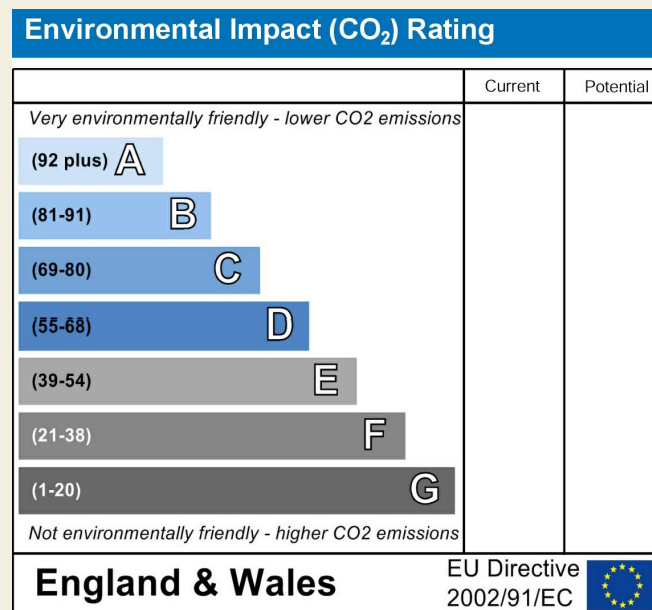
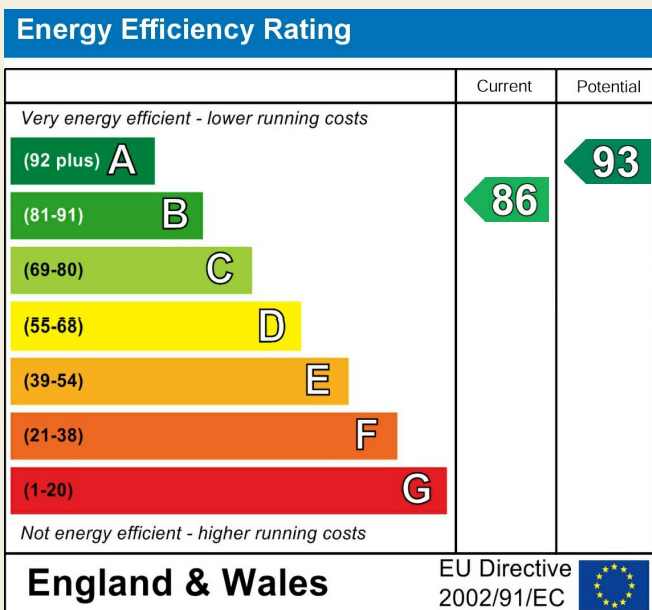
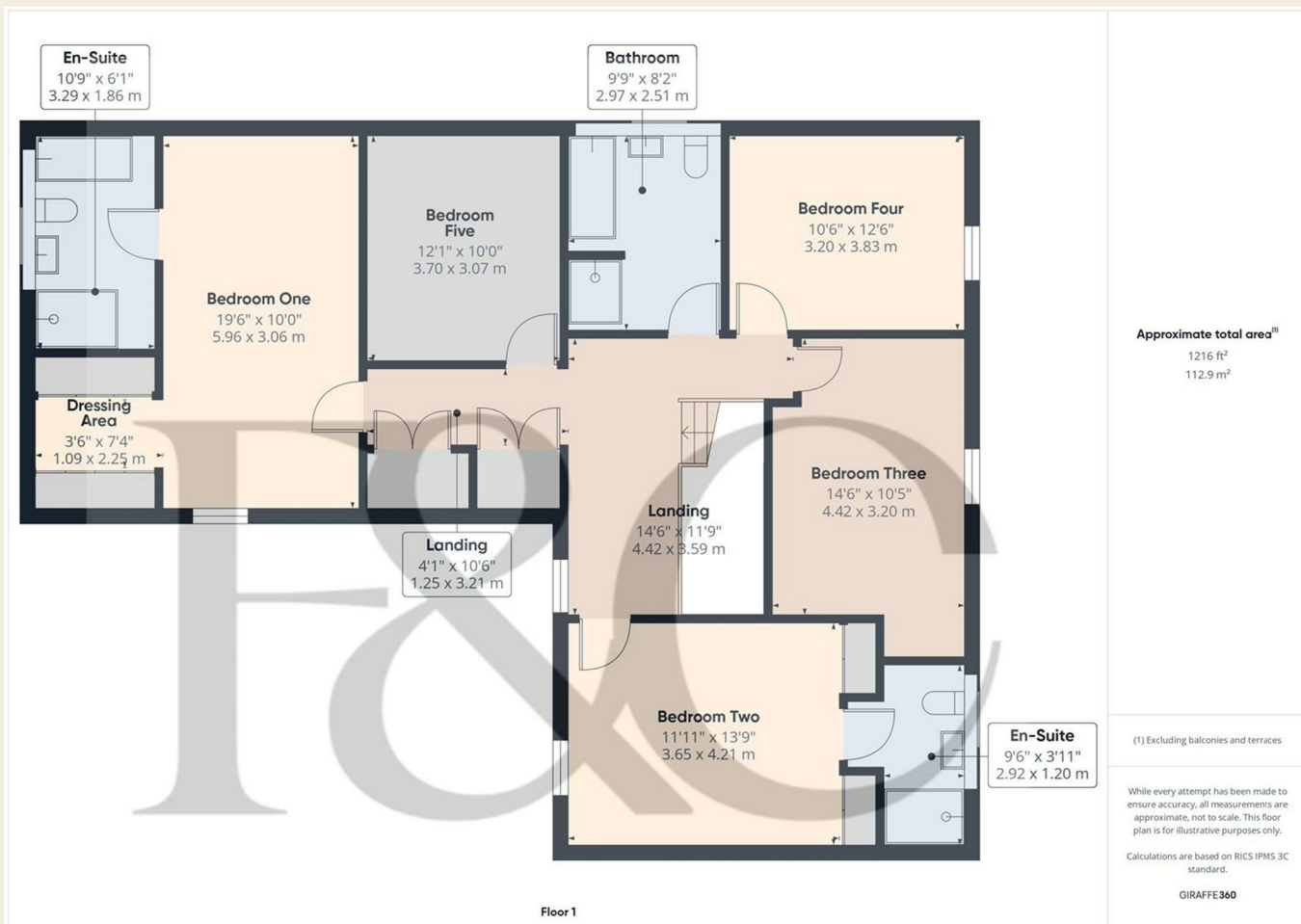
With concrete floor, power, lighting, central heating boiler, rear personnel door and two electric front doors.



Council Tax Band G



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