



3 Bed House - Semi-Detached

2 The Cunnery, Kirk Langley, Ashbourne DE6 4LP

Offers Around £249,950 Freehold



3



1



1



Fletcher
& Company

www.fletcherandcompany.co.uk

- Semi-Detached Property
- Ecclesbourne School Catchment Area
- Spacious Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Private Garden
- Block Paved Driveway
- Ideal for First Time Buyer or Young Couple
- No Chain Involved

IDEAL FOR FIRST TIME BUYER/COUPLE - A three bedroom semi-detached home located within the sought after village of Kirk Langley, situated between Derby & Ashbourne.

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

Entrance Hall

7'5" x 5'11" (2.27 x 1.81)

With radiator and staircase leading to first floor.

Lounge

15'9" x 13'9" (4.82 x 4.20)

With radiator, double glazed window to sides, three double glazed windows to front, fireplace alcove and internal panelled door.



Kitchen/Diner

13'2" x 10'2" (4.02 x 3.10)

With one and a half Stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, tile flooring, spotlights to ceiling, radiator, window to rear, open archway to utility room and glazed door giving access to garden.



Utility

5'6" x 5'1" (1.70 x 1.55)

With plumbing for automatic washing machine, space for tumble dryer, tile flooring, central heating boiler, window to side, open archway and double glazed window to rear.

First Floor Landing

10'2" x 2'9" (3.12 x 0.86)

With built-in cupboard, access to roof space and two side windows both having fitted blinds.

Bedroom One

13'1" x 10'2" (4.00 x 3.12)

With radiator, double glazed window to rear and internal panelled door.



Bedroom Two

13'8" x 7'10" (4.17 x 2.40)

With radiator, double glazed window to front and internal panelled door.



Bedroom Three

8'6" x 7'6" (2.61 x 2.29)

With radiator, double glazed window to front and internal panelled door.



Bathroom

5'10" x 5'5" (1.80 x 1.66)

With bath with shower over with shower screen door, pedestal wash handbasin, tile splashbacks, radiator, obscure window to rear and internal panelled door.



Separate WC

5'2" x 2'11" (1.58 x 0.89)

With low level WC, radiator and window.

Driveway

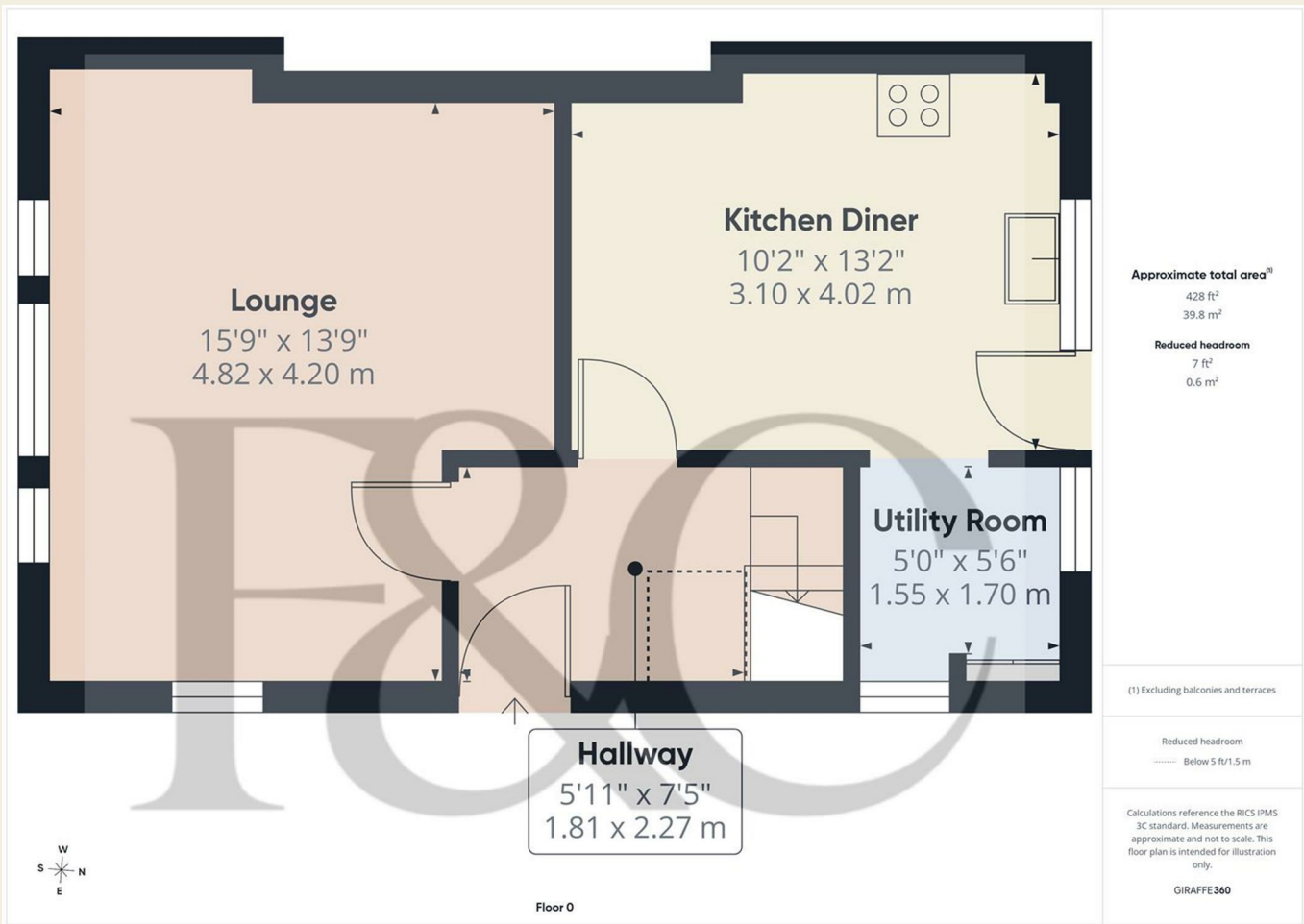
To the front of the property is a paved driveway providing car standing spaces for two/three cars.

Garden

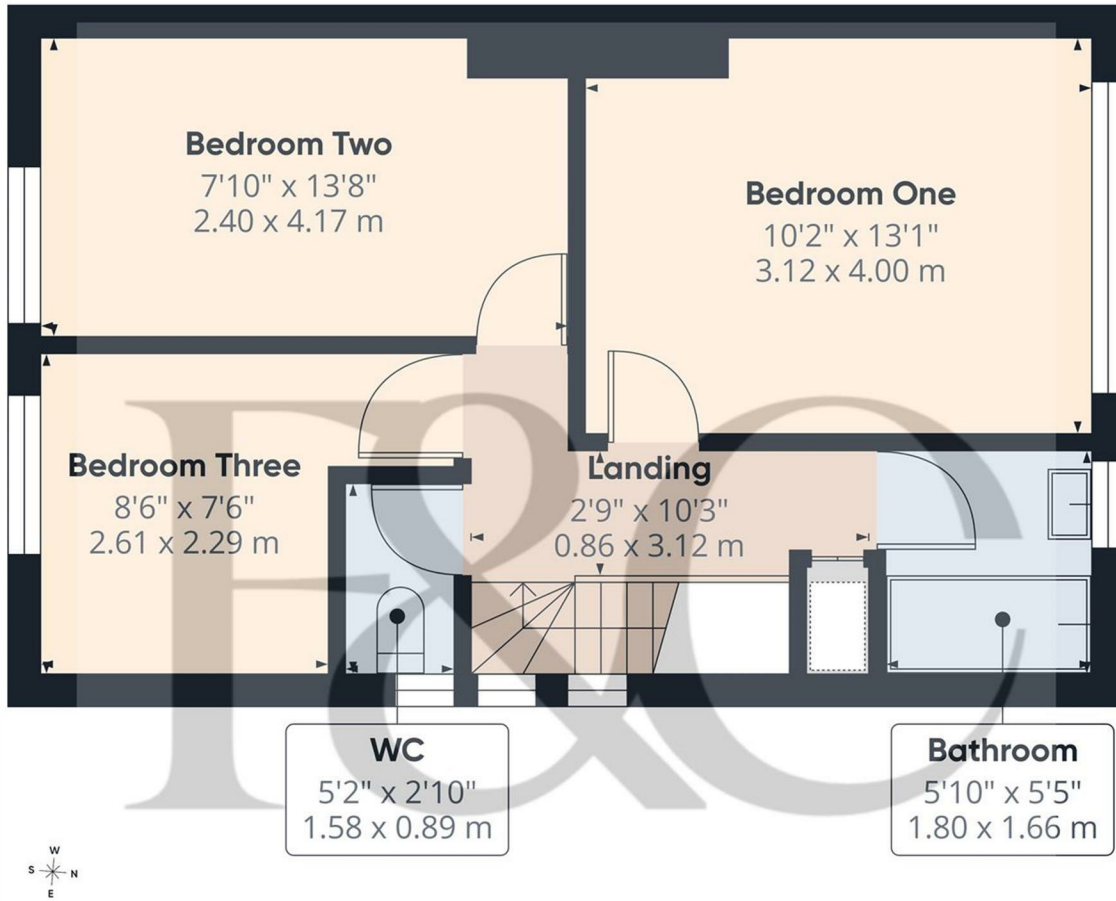
To the rear of the property is a private, enclosed rear garden with raised shaped lawns and paved patio. Side access gate.



Council Tax Band C



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total areaⁱⁱⁱ
390 ft²
36.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.