



4 Bed House - Semi-Detached

56 The Cunnery, Kirk Langley, Ashbourne DE6 4LP
Offers Around £340,000 Freehold



4



2



3



Fletcher
& Company

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- Skilfully Extended - Family Semi-Detached Home - Open Views
- Ecclesbourne School Catchment Area
- End of Cul-de-Sac Position
- Lounge & Family Room/Bedroom Four
- Study/Small Bedroom Five or Dressing Room
- Living Kitchen/Dining Room with Bifold Doors
- Ensuite - Family Bathroom - Wet Room
- Private South Facing Garden
- Driveway - Two/Three Cars
- Overlooking Open Fields & Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA - This skilfully extended semi-detached home offers a perfect blend of comfort and modern living. Spanning an impressive 1,417 square feet, the property is ideal for both entertaining guests and enjoying family time.

Its end-of-cul-de-sac position provides a sense of privacy and tranquillity, while the open views overlooking lush fields create a serene backdrop for everyday life. The private south-facing garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting summer barbecues.

This property is offered with no chain involved, making it an attractive option for those looking to move in without delay.

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

Entrance Hall

8'10" x 8'5" (2.71 x 2.59)

With entrance door with inset window with leaded finish.

Coat/Shoe Cupboard

3'10" x 3'0" (1.18 x 0.92)

With shelving and internal oak latch door.

Pantry/Storage Cupboard

4'2" x 2'9" (1.29 x 0.86)

With shelving, light and internal oak latch door.

Lounge

20'10" x 9'7" (6.37 x 2.94)

With feature fireplace incorporating log burning stove, wood flooring, double glazed window to front, double glazed bifolding doors opening onto garden, countryside views to rear and internal oak latch door.



Inner Hallway

11'11" x 3'0" (3.65 x 0.93)

With radiator, double glazed picture window with countryside views to rear and staircase leading to first floor.

Kitchen/Dining Room

19'1" x 10'1" (5.84 x 3.09)



Dining Area

With radiator, spotlights to ceiling, double glazed bifolding doors opening onto garden and countryside views to rear.



Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, continuation of the matching worktops forming a useful breakfast bar area, Range cooker with extractor hood over, integrated dishwasher, integrated fridge, integrated washing machine, double glazed window to front, open space leading to dining area, character beam to ceiling and spotlights to ceiling.



Family Room/Bedroom Four

11'8" x 7'6" (3.56 x 2.29)

With radiator, double glazed window to rear, countryside views and internal oak latch door giving access to wet room.



Wet Room

7'5" x 7'1" (2.28 x 2.16)

With shower, wash basin, low level WC, fully tiled walls, non-slip flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window with fitted blind with aspect to front and internal oak latch door.



First Floor Landing

10'6" x 2'9" (3.21 x 0.86)

With built-in cupboard housing the central heating boiler and access to roof space.

Bedroom One

17'11" x 14'1" (5.48 x 4.31)

With radiator, access to roof space, double glazed window to rear, double glazed French doors with Juliet style balcony, countryside views and internal oak latch door.



En-Suite

9'11" x 4'6" (3.03 x 1.38)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, heated chrome towel rail/ radiator, spotlights to ceiling, extractor fan, inset mirror, double glazed window to front and internal oak latch door.



Bedroom Two

15'10" x 9'0" (4.83 x 2.76)

With built-in wardrobe, radiator, two double glazed windows to rear, countryside views and internal oak latch door.



Bedroom Three

11'7" x 10'11" (3.55 x 3.33)

With radiator, double glazed window to front and internal.



Family Bathroom

7'8" x 5'5" (2.36 x 1.67)

With bath with electric shower over, wash basin, low level WC, fully tiled walls, radiator, spotlights to ceiling, extractor fan, double glazed window to front and internal oak latch door.

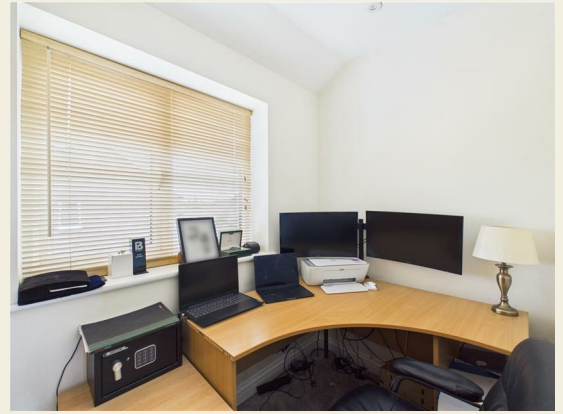


These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.

Study/Small Bedroom Five

7'8" x 4'7" (2.36 x 1.42)

With radiator, spotlights to ceiling, double glazed window with fitted blind to front and internal oak latch door.



Garden

To the rear of the property is a private, south facing, low maintenance enclosed rear garden backing directly onto open fields and countryside. The garden is laid to lawn with Indian stone patio/terrace area. Side access gate.

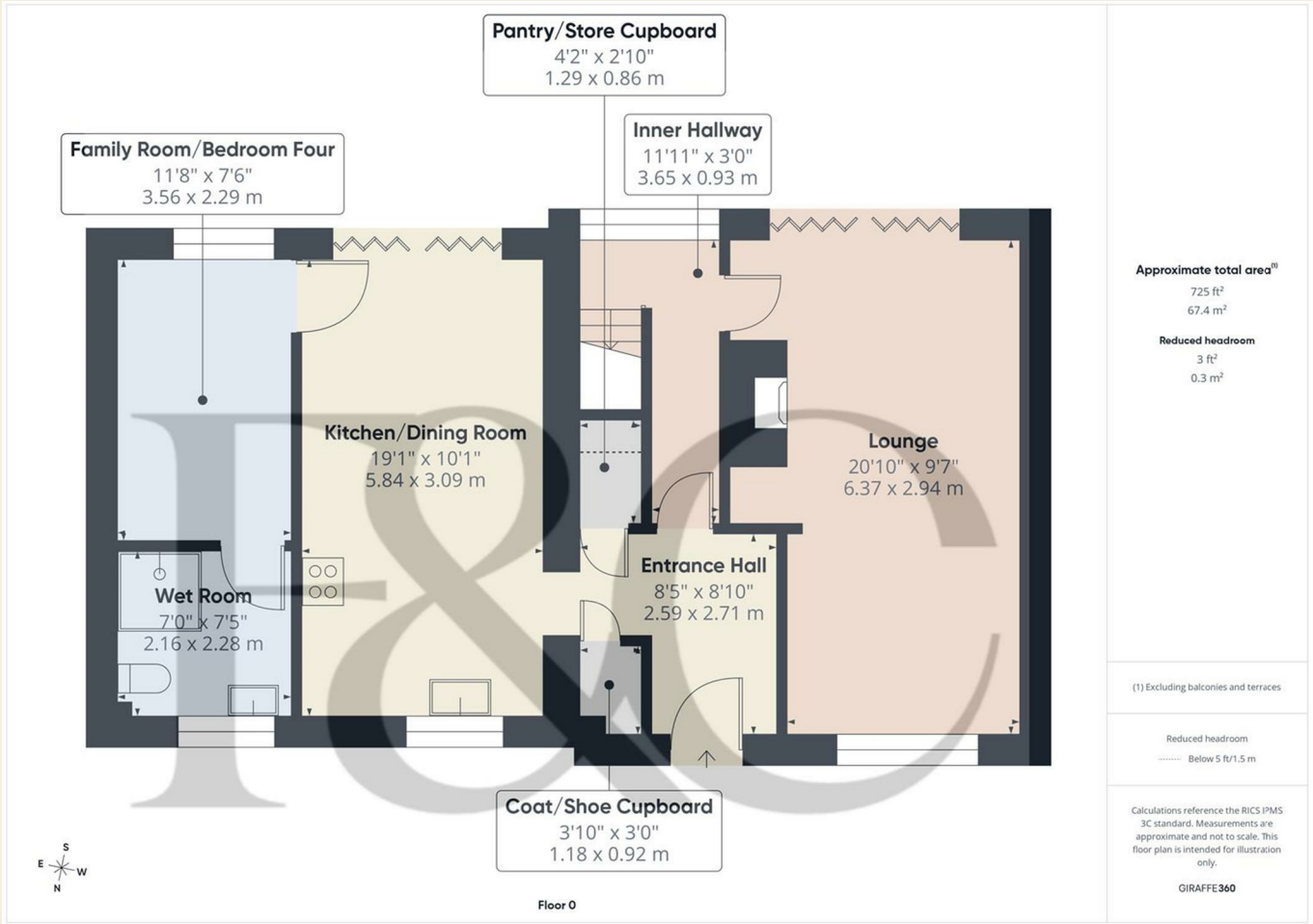


Driveway

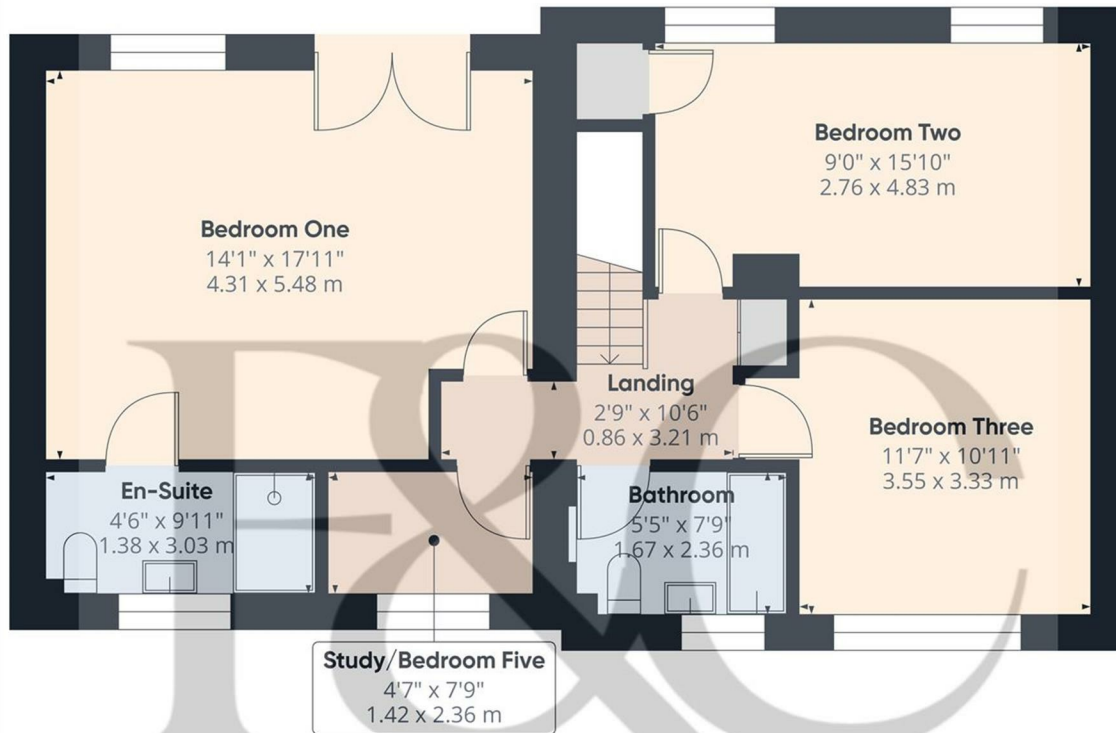
To the front of the property is a tarmac driveway providing car standing spaces for two/ three cars.



Council Tax Band C



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Approximate total area⁽¹⁾
692 ft²
64.3 m²

(1) Excluding balconies and terraces

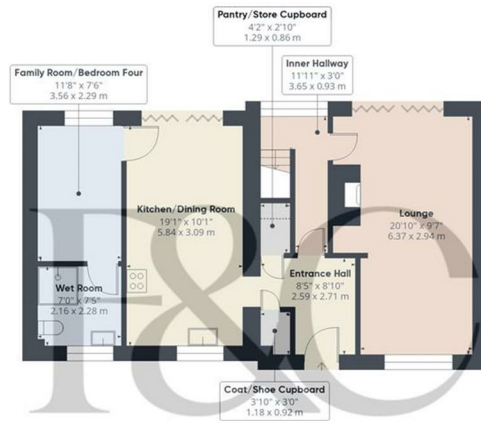
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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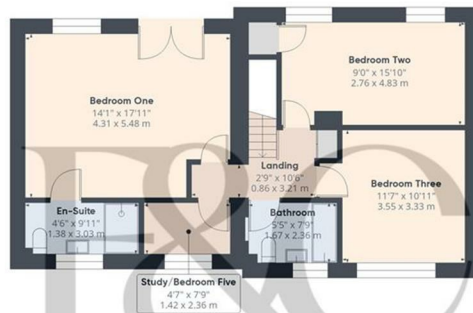


Floor 1

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Floor 0



Floor 1

Approximate total area^m
1417 ft²
131.7 m²
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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