



Alport View, Broadway, Kirk Ireton - DE6 3LJ
Offers Around £640,000



ALPORT VIEW BROADWAY

Kirk Ireton, Ashbourne

A superbly presented and significantly upgraded detached family home, occupying a desirable position in the heart of the sought-after Derbyshire Dales village of Kirk Ireton. Enjoying attractive countryside views, this stylish property offers spacious and high-quality accommodation, seamlessly blending contemporary design with comfortable family living. The ground floor features an impressive open-plan layout, flowing from the sitting room with log burner through to a stunning garden/dining room with vaulted ceiling and bi-fold doors opening onto the rear garden, and continuing into a sleek, modern fitted kitchen. A welcoming entrance hallway and downstairs WC complete the ground floor. To the first floor are three generous double bedrooms and a luxury family shower room.

Outside, the property benefits from private, well-established gardens with shaped lawns, multiple seating areas, a vegetable garden and a timber summer house with power and lighting. To the front is a large driveway providing ample off-road parking, together with a double garage.

Beautifully presented throughout and set within a thriving village community, this impressive home combines the charm of countryside living with modern convenience and must be viewed to fully appreciate the quality and space on offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stylish, upgraded detached family home
- Sought-after village location in Kirk Ireton
- Beautiful rear garden with summer house
- Ample driveway parking & double garage





LOCATION

The property is situated just off the village centre in the highly sought-after Derbyshire Dales village of Kirk Ireton. This attractive hilltop village enjoys a strong sense of community with a variety of events held throughout the year and benefits from a range of local amenities including a well-regarded Church of England primary school, a Norman church, village hall, volunteer-run shop and the renowned Barley Mow public house. Surrounded by beautiful countryside, the area offers excellent walking and cycling routes directly from the doorstep. Carsington Water reservoir is approximately one mile away, providing a wide range of leisure and water sports facilities, while the historic market town of Wirksworth lies less than three miles away and offers a number of shops, cafés, restaurants, schools, medical services, leisure centre, library and independent cinema. The market towns of Ashbourne, Belper, Matlock and Bakewell are all within easy reach, as are notable attractions such as C

THE PROPERTY

Entrance Lobby

3' 11" x 5' 11" (1.20m x 1.80m)

Featuring tiled flooring and inset spotlights. A door opens to a useful built-in storage cupboard fitted with shelving and glazed double doors lead through to the hallway.

Entrance Hallway

14' 0" x 8' 3" (4.27m x 2.52m)

An elegant welcome to the home, featuring a continuation of the tiled flooring, carpeted stairs with oak handrail and steel balustrade leading to the first floor, and recessed ceiling spotlights. Doors open to the sitting room, kitchen, WC, and understairs storage cupboard.

Guest Cloakroom

6' 6" x 2' 11" (1.98m x 0.88m)

Fitted with concealed unit WC and a wall-hung wash hand basin with mixer tap and tiled splashback. The room features tiled flooring, a ladder-style heated towel radiator, recessed ceiling spotlights, and a fitted mirror.

Sitting Room

19' 11" x 11' 1" (6.08m x 3.39m)

A spacious dual-aspect room, light and airy, with natural light flooding in from a large west-facing window to the front and bifold doors at the far end of the garden/dining room. The room features laminate parquet flooring, coving to the ceiling and recessed spotlights. A granite fireplace with substantial log-burning stove and raised hearth forms a charming focal point, while an open archway provides a seamless



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Garden Room/Dining Room

12' 10" x 17' 2" (3.90m x 5.23m)

Openly accessed from both the sitting room and kitchen, this stunning space is exceptionally light and inviting, featuring a high vaulted ceiling with two Velux roof windows and full-width aluminium bi-fold doors opening onto the rear garden. Contemporary rectangular ceramic tiled flooring with underfloor heating ensures year-round comfort, while fitted blinds are incorporated within the double glazing. The room provides ample space for a large dining table and additional furniture, making it ideal for both everyday family living and entertaining. The bi-fold doors, aluminium windows and kitchen garden doors were all installed in 2021.

Kitchen

20' 9" x 8' 8" (6.32m x 2.65m)

A stylish and contemporary kitchen finished to a high standard. The tiled flooring continues through from the dining/garden room and benefits from underfloor heating and to the ceiling are inset spotlights. The room is fitted with an extensive range of wall and base units, including cleverly recessed full-height storage cupboards, complemented by quality granite worktops providing generous preparation space. A range of high-quality integrated Neff appliances includes an induction hob with concealed extractor, electric oven, combination oven with warming drawer, fridge, freezer, dishwasher, washing machine and wine cooler. A stainless steel sink with mixer tap is ideally positioned beneath a double-glazed window with fitted blind, enjoying views over the rear garden. Additional display cupboards and wall-mounted shelving add both style and practicality, while double-glazed aluminium-framed doors open directly onto the private rear garden.

Bedroom One

19' 10" x 10' 8" (6.04m x 3.24m)

Extending across the full width of the property, this impressive dual-aspect bedroom enjoys good natural light and far-reaching views. The rear-facing window offers a particularly pleasant outlook over the garden and neighbouring rooftops across the valley towards Alport Heights, while the west-facing front window looks out onto open countryside. The room benefits from having fitted wardrobes with sliding doors, a generous dressing and seating area, and ample space for a large bed and additional bedroom furniture.



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Bedroom Two

12' 5" x 9' 10" (3.79m x 2.99m)

This second double bedroom features a built-in double wardrobe providing ample storage and hanging space. A front-aspect window with fitted blind enjoys attractive countryside views.

Bedroom Three

11' 1" x 9' 9" (3.38m x 2.97m)

A third double bedroom enjoying the same delightful rear-facing outlook as the main bedroom, with views across the garden towards Alport Heights. The room is lit by inset ceiling spotlights and offers space for a freestanding wardrobe.

Shower Room

6' 11" x 6' 0" (2.10m x 1.82m)

A stylish and modern shower room fitted with recessed ceiling spotlights and a ceramic tiled floor with underfloor heating. The room features a large walk-in shower with glass screen and fully tiled surround, incorporating a rainforest shower head, separate hand-held attachment and recessed shelving. Further fittings include a concealed unit WC, vanity unit with ceramic wash hand basin and mixer tap, and a ladder-style heated towel rail. An obscured rear-facing window with fitted blind provides natural light and privacy.

Summer House

9' 1" x 10' 9" (2.78m x 3.27m)

Having double doors to the front, this summer house has the benefit of power, ideal as a home office, den, or simply as a peaceful garden retreat.

Garage

15' 1" x 15' 11" (4.60m x 4.85m)

Accessed from the front via an electric up-and-over door, this double garage benefits from power and lighting. The oil-fired boiler serving the central heating system is housed here, along with the pressurised hot water tank and solar panel control system.





GARDEN

The property is set back from the road behind a foregarden with shaped lawn, mature planting and a feature specimen tree, bordered by traditional stone walling. A generous driveway provides ample off-road parking for several vehicles and leads to the garage. A west-facing patio to the front of the property offers an ideal spot to sit and enjoy the outlook towards the open countryside. A secure gated pathway to the side of the house leads to the rear garden, passing a number of useful storage sheds, including one discreetly housing the oil tank. To the rear is a generous and beautifully landscaped garden, thoughtfully designed to make it ideal for keen gardeners and family enjoyment alike. The garden features lawns, gravel pathways and well-stocked borders, together with a selection of mature plants and fruit trees including apple, plum, damson and pear. Multiple patio and seating areas take advantage of the sun throughout the day, while a central pathway leads to a peaceful area at the far end of the garden, where there is a large summer house and vegetable beds.

DRIVEWAY

5 Parking Spaces

As well as the double garage, the private driveway provides ample off road parking.





Floor 0



Floor 1

Approximate total area⁽¹⁾
147.5 m²
1588 ft²

(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





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