

# Ashbourne Road

Kirk Langley, Ashbourne, DE6 4NJ

John  
German





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Offers Over £460,000



Charming character home with all the benefits of modern living. Flexible layout featuring a comfortable bespoke kitchen with a breakfast bar and a lovely bright seating area, plus two additional reception rooms real fires, four double bedrooms and a totally private southwest facing garden.

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Kirk Langley is a sought-after village on the outskirts of Derby offering the perfect combination of country living surrounded by open fields and a wide range of great amenities nearby. There are great transport links including a local bus service. Shops, leisure and healthcare facilities can be found in nearby Mickleover and Derby city centre as well in the beautiful market town of Ashbourne which is known as the gateway to the Peak District. The village itself boasts a great restaurant bar, cricket club, church and a lovely primary school. Kirk Langley also falls within the catchment for Ecdesbourne Secondary School, Queen Elizabeth's Grammar School in Ashbourne and there are also a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School.

**Planning permission granted on 25 September 2025 for the conversion of the existing single storey attached garage to provide an additional bedroom with en suite and new kitchen/living/dining space. Ref AVA/2025/0581.**

Entrance to the property is via an enclosed entrance porch with a recently replaced double glazed entrance door which was changed in 2020 along with all of the windows in 2016. The porch leads on to the entrance hall which has been fitted with excellent coat and shoe storage cupboards with room for bench seating, window to the front, doors lead off to the ground floor living area, and stairs rise to the first floor.

The ground floor WC has been cleverly fitted with a low flush WC and a wash basin set on a vanity wash stand with storage beneath and a worktop extending over space to incorporate a washing machine. The rest of the room has tongue and groove panelling to half wall height with a wall mounted combination boiler and tiled flooring.

Moving back through into the main part of the house via a lovely large dining room with bi-fold doors opening out onto the rear patio, open fireplace with log burner and an exposed brick surround and hearth with wooden mantle above, built in storage cupboard, shelving, stone flag style flooring and a beamed ceiling.

The dining room is fully open plan to the stunning bespoke kitchen which has double aspect windows and a ceiling skylight that ensures the space is bright and welcoming throughout the day. Fitted with a range of wall and base mounted shaker style units with granite worktops, Butler style sink with mixer tap, integrated dishwasher, central island unit with granite work surface above which extends to form a breakfast bar with base cupboards and a slot in wine cooler. There is a Smeg range style cooker with built in fan assisted cooker hood above, plumbing and space for fridge freezer. The tiled floor has underfloor heating and extends around to the seating nook with double aspect windows and bi-fold doors providing lovely views of the garden.

The living room is a lovely cosy space with a log burning stove and a rustic stone surround, beamed ceiling and a picture window overlooking the rear garden.

Located off the living room is bedroom four which is an excellent double room with oak flooring a vaulted ceiling with skylight and a window overlooking the front of the property. A courtesy door leads off the bedroom into the garage.

On the first floor, stairs lead to a central landing with fabulous built-in storage and latch doors leading off to three more double bedrooms and a luxurious family bathroom has a large picture window with countryside views to the front and is fitted with a four piece suite comprising roll top bath with mixer tap, separate shower in cubicle, vanity hand wash basin with storage beneath and a low flush WC.

Outside the property sits well back from the road behind a gravelled driveway providing extensive parking as well as access to the attached brick built double garage which has power and lighting, fitted storage units, electric up and over door, alarm and loft storage above. There is an EV charging point on the front of the house.

To the rear of the property there is a generous sized, enclosed and beautifully private garden having been landscaped to include a sandstone patio area with a purpose-built stone and brick retaining wall having a semi-circular benched seating area. The rear garden is mainly laid to lawn with a variety of shrubs.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas - Hive wireless thermostat

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

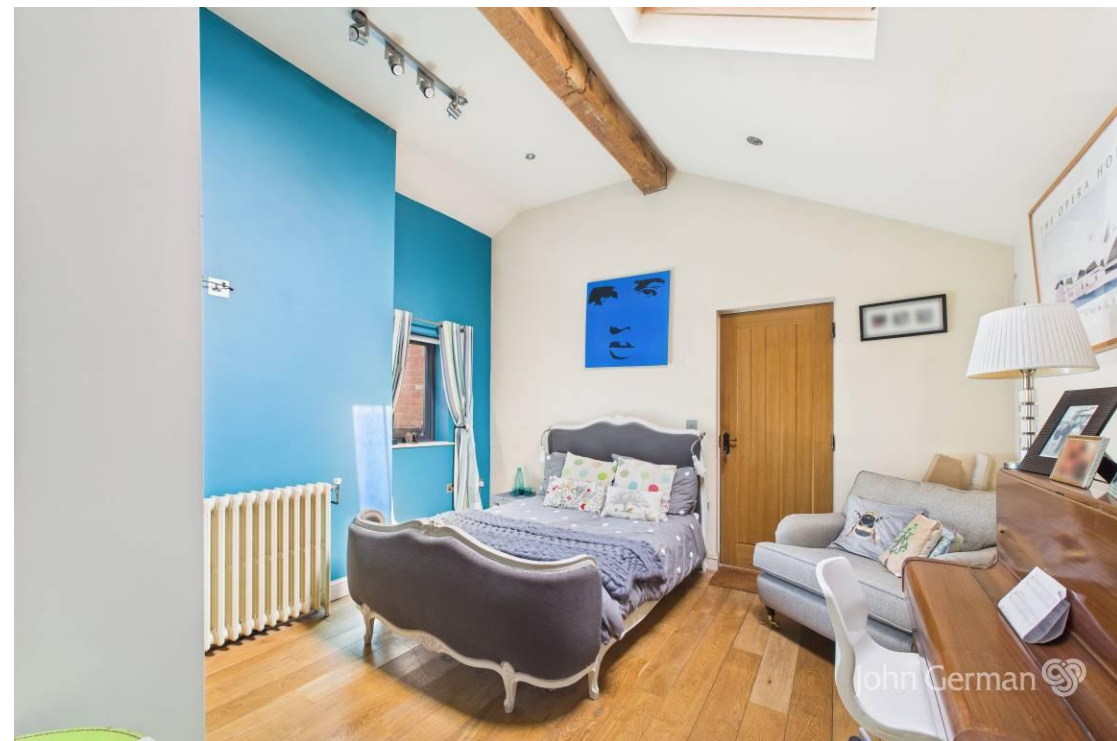
**Our Ref:** JGA/02052025

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YOU  
ME

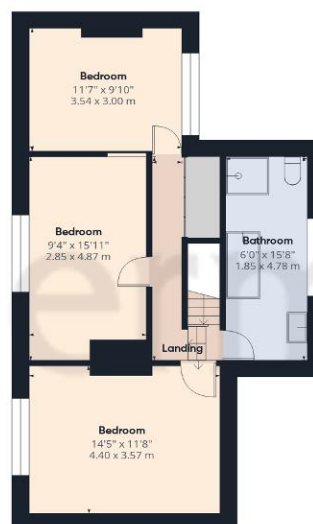
BED  
NOW

John German





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1838 ft<sup>2</sup>

170.8 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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