



Peats Close
Kirk Ireton Ashbourne

Peats Close Kirk Ireton Ashbourne DE6 3LH

for sale offers over
£320,000



Property Description

A three bedroom family home in a popular cul-de-sac location offered with NO UPWARD CHAIN. Peats close in Kirk Ireton is a picturesque village nestled in the Derbyshire Dales near Ashbourne, offering a peaceful rural lifestyle steeped in history and charm. With its 12th-century church, traditional village school, and the characterful Barley Mow Inn, the village boasts a strong sense of community and timeless appeal. Residents enjoy scenic countryside walks, local festivities like the lively Wakes Week, and easy access to nearby towns and attractions including Carsington Reservoir, Buxton, and Bakewell. Perfect for those seeking tranquillity without sacrificing convenience, Kirk Ireton blends heritage, nature, and warmth in one idyllic setting. In brief the property is set back from the road with ample off road parking on the driveway. Internally an entrance hallway leads to the groundfloor wc, generous lounge and dining kitchen to the rear with a conservatory. To the first floor are three well proportioned bedrooms and a family bathroom. The garden is landscaped with patio, lawn and additional storage. Viewings are highly recommended to appreciate what this property has to offer.

Entrance Hallway

With UPVC double glazed window and door to the side elevation, stairs to the first floor landing, radiator and doors to;

Lounge

17' 10" x 10' 4" (5.44m x 3.15m)

Generous lounge to the front with a feature corner fireplace, UPVC double glazed window to the front elevation and radiator.

Kitchen Diner

14' 8" x 10' 6" (4.47m x 3.20m)

The kitchen has ample dining space and fitted with a range of matching wall and base units. Roll top wooden effect worksurfaces incorporate a stainless steel sink and drainer unit with tiled splashbacks. Space and plumbing for appliances, vinyl flooring, radiator and door to the conservatory.

Conservatory

10' 5" x 10' 1" (3.17m x 3.07m)

UPVC double glazed with radiator and door leading to the patio

Groundfloor Wc

Located off the entrance hallway and fitted with a low level WC, pedestal hand wash basin and a UPVC double glazed opaque window to the side.

First Floor Landing

With access to the loft, carpet flooring and doors to;

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

UPVC double glazed window to the front elevation, carpet flooring, radiator and built in storage housing the hot water tank.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator

Bedroom Three

10' 4" x 6' 10" (3.15m x 2.08m)

Dual aspect UPVC double glazed windows to both the front and side. Carpet flooring and radiator.

Family Bathroom

Fitted with a panelled bath with electric shower over, pedestal hand wash basin and a low level WC. Fully tiled and UPVC double glazed opaque window.

Gardens & Parking

To the front of the property is a tarmac driveway offering ample off road parking. A side gate and pathway gives access to the side of the property, entrance and rear garden.

The rear garden has secure fenced boundaries and offers paved patio's for seating areas, lawns and a secure outdoor shed for storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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