

Ashbourne Road

Kirk Langley, Ashbourne, DE6 4NF

John German



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£350,000

The image shows the interior of a modern barn conversion. The space is bright and airy, featuring large, dark wooden beams across the ceiling. In the foreground, a white kitchen island with a wooden countertop is visible, topped with a vase of sunflowers. To the right, a wooden sideboard holds various decorative items, including bottles and a small plant. In the background, a dining area with a wooden table and chairs is set up, with a television on a wooden stand. The walls are white, and the floor is made of light-colored tiles. A potted plant is in the bottom left corner.

A charming three-bedroom detached barn conversion within the sought-after Ecclesbourne School catchment, with ensuite master bedroom, driveway parking, low-maintenance gardens and convenient access to Derby and Ashbourne.

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A charming three-bedroom detached barn conversion, offering characterful accommodation in a popular location within the highly regarded Ecclesbourne School catchment. The property is well suited to a single person, couple or those with secondary school-aged children looking to be within this sought-after school area. The accommodation includes a comfortable living room, dining kitchen and useful utility room, along with three bedrooms. The master bedroom benefits from an ensuite, while the two further bedrooms are served by a family bathroom.

Outside, the property has a well-presented front garden and a driveway providing off-street parking. To the rear and side is a low-maintenance courtyard garden, offering practical outdoor space without the upkeep of a larger garden. The property is located on a main bus route with convenient access towards Derby and Ashbourne, and the surrounding area also benefits from a primary school and popular local pub. Combining the character of a detached barn conversion with practical living space, parking and a desirable school catchment, this is an appealing option for buyers looking for a distinctive home in a well-connected location.

The property is entered through a wooden door into the dining area, which has tiled flooring and provides access to the main ground-floor accommodation. There is a staircase to the first floor, as well as doors leading to the utility room and living room, a further door opening onto the rear courtyard, and an opening through to the kitchen.

The dual-aspect kitchen has windows to the front and rear and is fitted with a range of base and wall-mounted units with rolled-edge work surfaces. There is an inset 1 ½ stainless steel sink and drainer with chrome mixer tap and tiled splashbacks. Integrated appliances include a dishwasher, electric oven and grill, electric hob and extractor fan, with additional space for a freestanding fridge and separate freezer.

The utility room continues the tiled flooring and is fitted with a rolled-edge work surface, cupboards and space and plumbing for a washing machine. The boiler and electrical consumer unit are also housed here.

The living room is a spacious dual-aspect reception room with windows to the front and rear. A log-burning stove set on a tiled hearth provides an attractive focal point.

To the first floor, the spacious landing provides access to the bedrooms and family bathroom, with additional space that could be used as a study or home working area.

The principal bedroom is a generous double room with dual-aspect windows to the front and rear, loft access and a door leading to the ensuite shower room. The ensuite is fitted with a pedestal wash hand basin with chrome mixer tap, low-level WC and corner shower enclosure, together with an extractor fan.

The second bedroom is a double room featuring exposed beams, wooden flooring and a window to the side.

The third bedroom is a single room with wooden flooring, an exposed beam and a Velux roof window to the front. The room is currently used as a study but would also provide useful bedroom accommodation.

The family bathroom is fitted with a wash hand basin with chrome mixer tap and vanity storage beneath, low-level WC and bath with chrome mixer tap and mains-fed shower.

Outside, the front of the property features a well-presented block-paved patio providing space for outdoor seating and entertaining. This leads to a further timber-decked seating area and garden enclosed by timber fencing. To the rear, a low-maintenance courtyard extends around the side of the property and includes a small vegetable plot.

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: Off-street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type: FTTC - 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

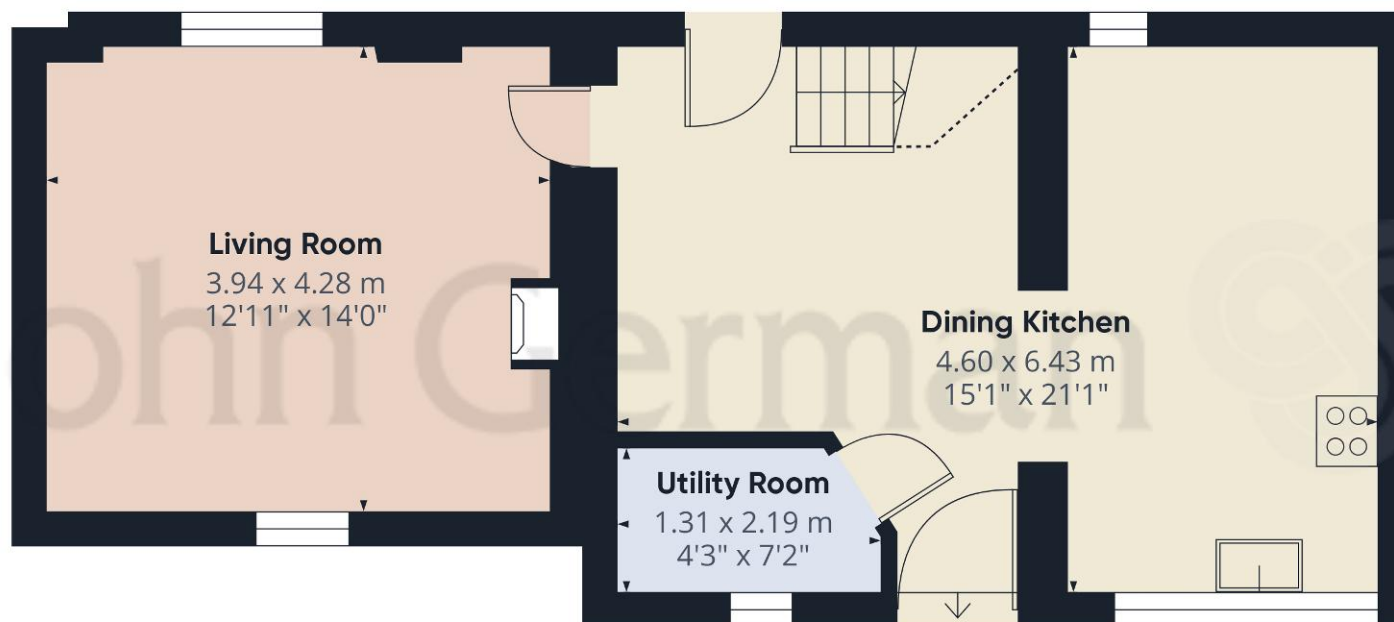
Our Ref: JGA/17082026

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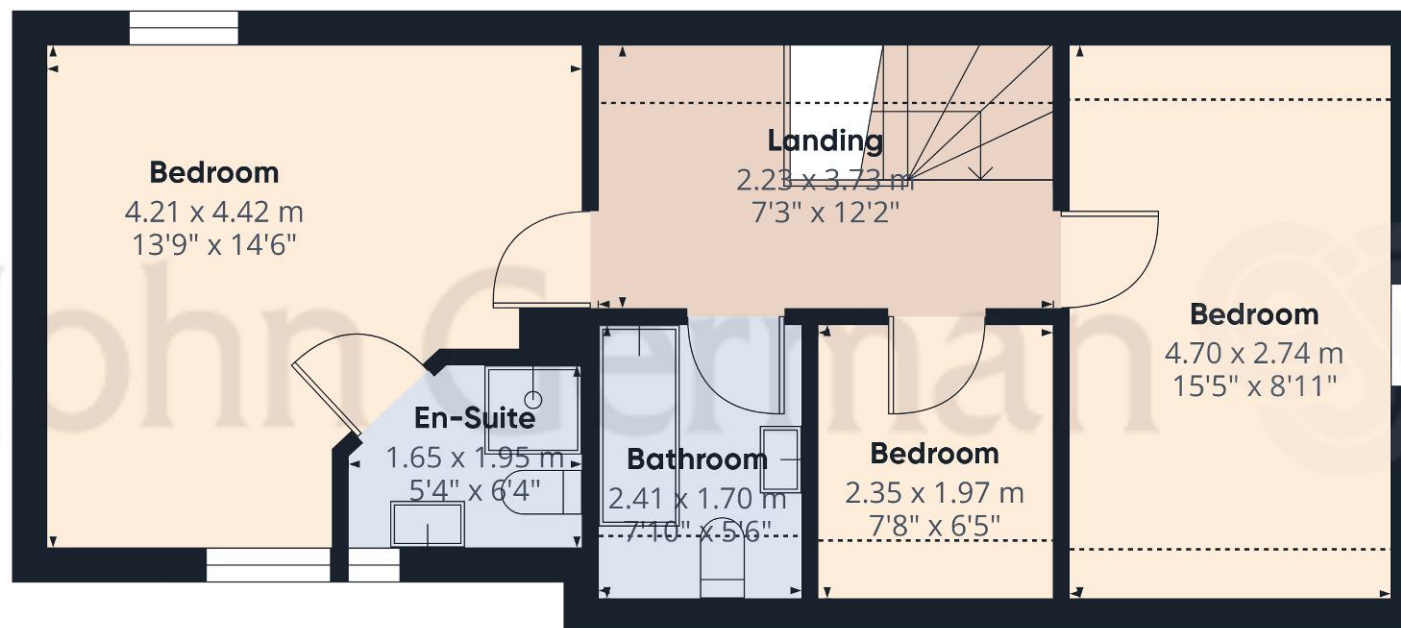
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

91.6 m²

987 ft²

Reduced headroom

6.2 m²

67 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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