

Vernon Drive, Kirk Langley, Derbyshire. DE6 4AT

£570,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire properties are delighted to present for sale this modern five bedroom executive detached family home located in the highly regarded area of Kirk Langley, positioned between Derby and Ashbourne. Occupying an edge of development position enjoying views over woodland at this highly prestigious address, sited within the renowned Ecclesbourne School catchment.

The property was built by Peveril homes within the last 18 months and is still under the NHBC warranty. The property occupies a corner plot position with an open aspect to the front, double driveway providing parking for four vehicles and detached double garage and south facing landscaped rear garden. Internally the property offers modern light and airy social spaces with quality fixture and fittings throughout, in brief; wide reception hall, guest's cloakroom / WC, living room, separate dining room, well equipped breakfast kitchen with family / media area & utility room. On the first floor a galleried landing leads to five bedrooms (the principal bedroom having shower room en-suite) and main bathroom with four piece suite. An immediate internal viewing should be undertaken to avoid disappointment

## FEATURES

- Ecclesbourne School Catchment
- Executive Detached Family Home
- 5 Bedrooms - Master with ensuite
- Estate Position With Semi Rural Outlook
- Stunning Open Plan Kitchen/Dining Room
- Private Corner Plot
- Walled Garden
- Double Width Drive & Double Garage
- Council Tax Band F



# ROOM DESCRIPTIONS

## Location

Kirk Langley enjoys a quaint location - home to farming communities with its own church, a village hall, primary school and country pub. Derby city centre is just under five miles east of the development and provides a more extensive range of facilities with its ring road providing convenient access to major trunk roads, the motorway network and many other midland and northern centres. The popular suburb of Mickleover, which an array of amenities, is just three miles away while the picturesque market town of Ashbourne is just over 8 miles away, via the A52. Known as the gateway to Dovedale and the famous Peak District National Park, Ashbourne provides an interesting range of period architecture, shops, schools and leisure activities.

## Reception Hall

3.92 x 3.12 maximum (12'10" x 10'2" maximum) - Having a regency style composite and opaque double glazed entrance door, feature oak effect Karndean floor, radiator, deep understairs storage cupboard and dog legged staircase to first floor.

## WC

Having modern white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting oak effect Karndean floor, radiator and ceiling extractor fan.

## Living Room

6.41 x 3.63 (21'0" x 11'10") - Television and media connection points, two radiators, UPVC double glazed window to front aspect and UPVC double glazed French doors giving views and access over the south westerly facing landscaped garden.

## Dining Room

3.45 x 2.83 (11'3" x 9'3") Having radiator and UPVC double glazed window to both side and front aspects (enjoying view to the front).

## Dining Kitchen

6.68 x 4.85 reducing to 3.91 (21'10" x 15'10")

Having a full range of shaker style soft close, fitted wall, base and drawer units with wood grain effect laminated working surfaces, inset granite composite sink top with side drainer, vegetable preparation bowl and hot and cold mixer tap, under cupboard halogen down lighting, ceiling halogen down lighters, feature central island unit incorporating a breakfast bar, integrated AEG stainless steel five burner gas hob with glass splashback, canopy extractor hood with down lighter, concealed larder fridge, freezer and dishwasher, electric AEG fan assisted double oven and grill, wood grain effect Karndean floor, three radiators, television connection point, three UPVC double glazed windows and adjacent UPVC double glazed French doors giving views and access over the south westerly facing rear garden.

## Utility Room

2.02 x 1.64 (6'7" x 5'4") Having a range of shaker style soft close fitted wall and base cupboards with laminated working surfaces, space and plumbing for automatic washing machine, space for dryer, concealed Ideal Logic wall mounted combination gas boiler, radiator and ceiling extractor fan.

## First Floor Landing

With radiator, access to roof space and airing cupboard (housing the pressurised hot water cylinder).

## Master Bedroom

4.87m x 3.75m (16' 0" x 12' 4") Having a range of quality built in wardrobes, radiator, television connection point, two UPVC double glazed windows to rear aspect and door leading to the:-

## En Suite

Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double tiled shower cubicle with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting wood grain effect vinyl floor, chrome heated towel rail, shaver socket, ceiling LED down lighters and extractor fan.

## Bedroom Two

3.68m x 3.23m (12' 1" x 10' 7") Having a range of quality built in wardrobes, radiator and UPVC double glazed window to rear aspect.

## Bedroom Three

3.45m x 3.09m (11' 4" x 10' 2") Having radiator and UPVC double glazed window to front aspect (enjoying delightful views over woodland).

## Bedroom Four

3.21m x 2.8m (10' 6" x 9' 2") Having a quality built in wardrobe, radiator and UPVC double glazed window to side aspect.

## Bedroom Five

3.31m x 3.10m (10' 10" x 10' 2") Having radiator and UPVC double glazed window to front aspect (again enjoying delightful views).

## Bathroom

Having a modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin, deep panelled bath and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic part tiled walls with contrasting oak effect vinyl floor, chrome heated towel rail, extractor fan, ceiling LED down lighters and UPVC opaque double glazed window.

## External

## Outside

The property occupies a professionally landscaped south westerly facing plot, on the edge of this prestigious development, sited within the renowned Ecclesbourne School catchment area. To the front of the property is a shrubbed low maintenance fore garden with an adjacent block paved driveway giving car standing space for approximately four cars. This leads to the detached double brick garage, measuring internally 6.08 x 5.83, having been skilfully converted to provide an ancillary carpeted room with power, light and UPVC double glazed French doors to rear garden. This useful space is ideal for a games room/gym/home office and can easily be converted back to a double garage. To the side of the property a wooden access gate leads to the landscaped south westerly facing rear garden, enclosed by brick walling together with close panelled fencing, laid to a sweeping shaped lawn with Cotswold style patio area, tree barked mature shrubbed borders, outside double electric point, cold water tap and garden lighting. Also included in the sale is the timber potting shed.

## Additional Information

For added security purposes, a burglar alarm system has been installed.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## FLOORPLAN & EPC

