





*****OPEN DAY, SATURDAY 6TH
JULY - 10AM - 2PM, NO
APPOINTMENT NECESSARY *****

****** IMMACULATE DETACHED
PROPERTY **** COUNTRYSIDE
VIEWS ****** Located in the highly
regarded village of Kirk Langley
and in Ecclesbourne school
catchment. In brief the property
offers an entrance hall, lounge and
dining room, high specification
fitted kitchen with island. Ground
floor shower room and first floor
bathroom, three first floor
bedrooms with countryside views.
Delightful wrap around gardens,
parking and a detached double
garage. **INTERNAL VIEWING IS
HIGHLY RECOMMENDED.**



ABODE
SALES & LETTINGS

ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, Oak flooring and doors to -

RECEPTION ROOM

12'9 x 12'10 into bay

Glazed double doors open from the hall, bay window to the front and a further window to the side and a radiator.

RECEPTION ROOM

12'8 x 12'4

Feature fireplace with a marble hearth, Oak floor, windows to the front and double doors onto the garden.

KITCHEN

14'5 x 9'8

High specification fitted kitchen with wall mounted, base and drawer units with granite work surfaces and island. Belfast sink, fitted electric oven and induction hob with extractor. Integrated fridge, freezer, dishwasher and washing machine. Tiled floor, windows to both sides and a door to the garden.

SHOWER ROOM

Enclosed shower, wash hand basin, low flush wc, fully tiled walls and floor, radiator and window.

FIRST FLOOR LANDING

Doors to -



BEDROOM 1

12'6 x 12'8

Windows with views and a radiator.

BEDROOM 2

12'9 x 12'7

Windows with views and a radiator.







BEDROOM 3

11'9" x 4'10"

Window and radiator.

BATHROOM

9'9" x 8'0"

Roll top bath with claw and ball feet, wash hand basin, low flush wc, radiator, tiled floor and window.

OUTSIDE

Driveway and double garage, 19'4" x 18'5" (5.89m x 5.61m).

Front lawn and raised beds and hedge boundary. Gardens either side garden, one with a paved patio and fenced boundary, The other side offers a lawn, timber beds, gravel beds,

Two pergolas and countryside views.





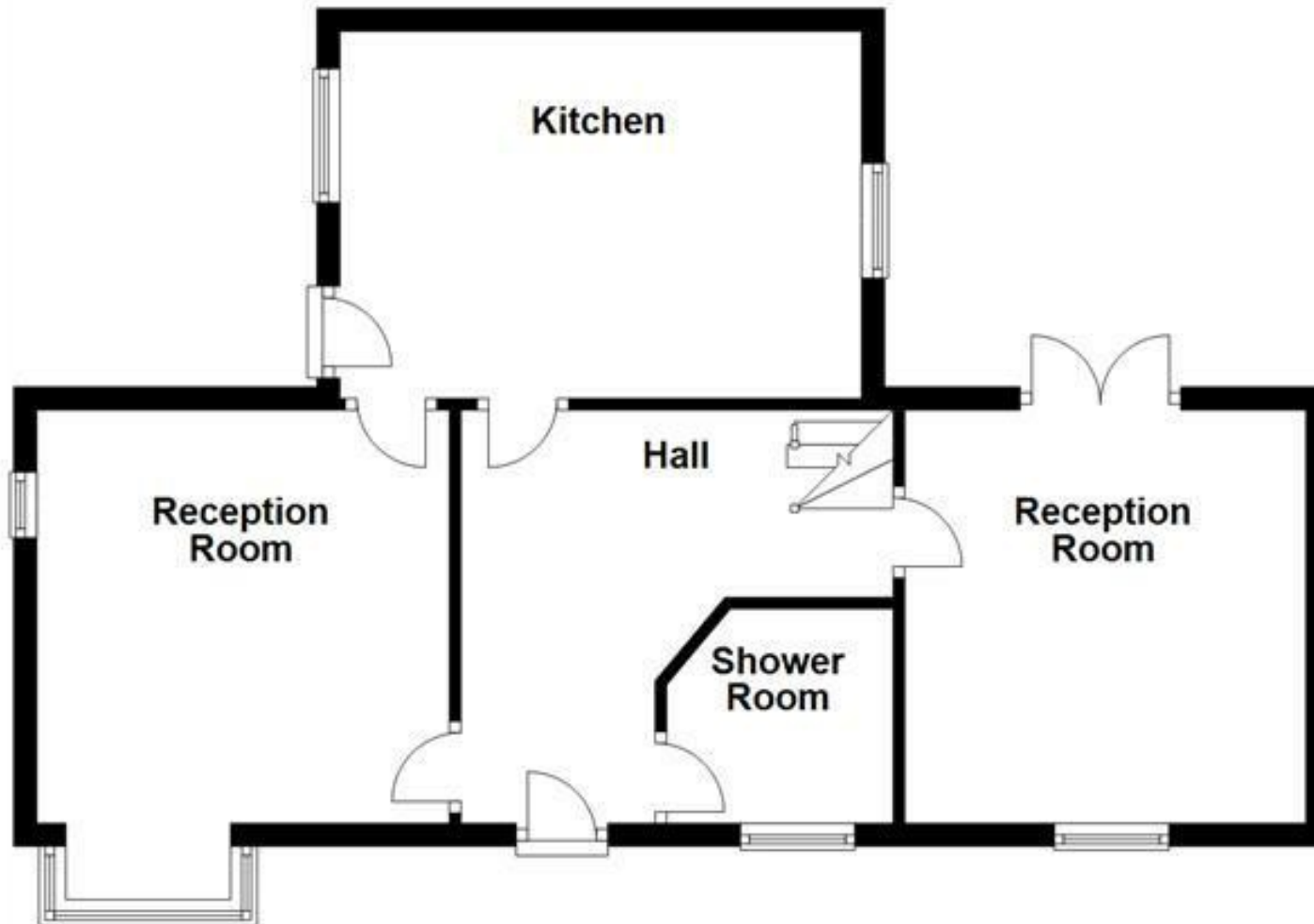






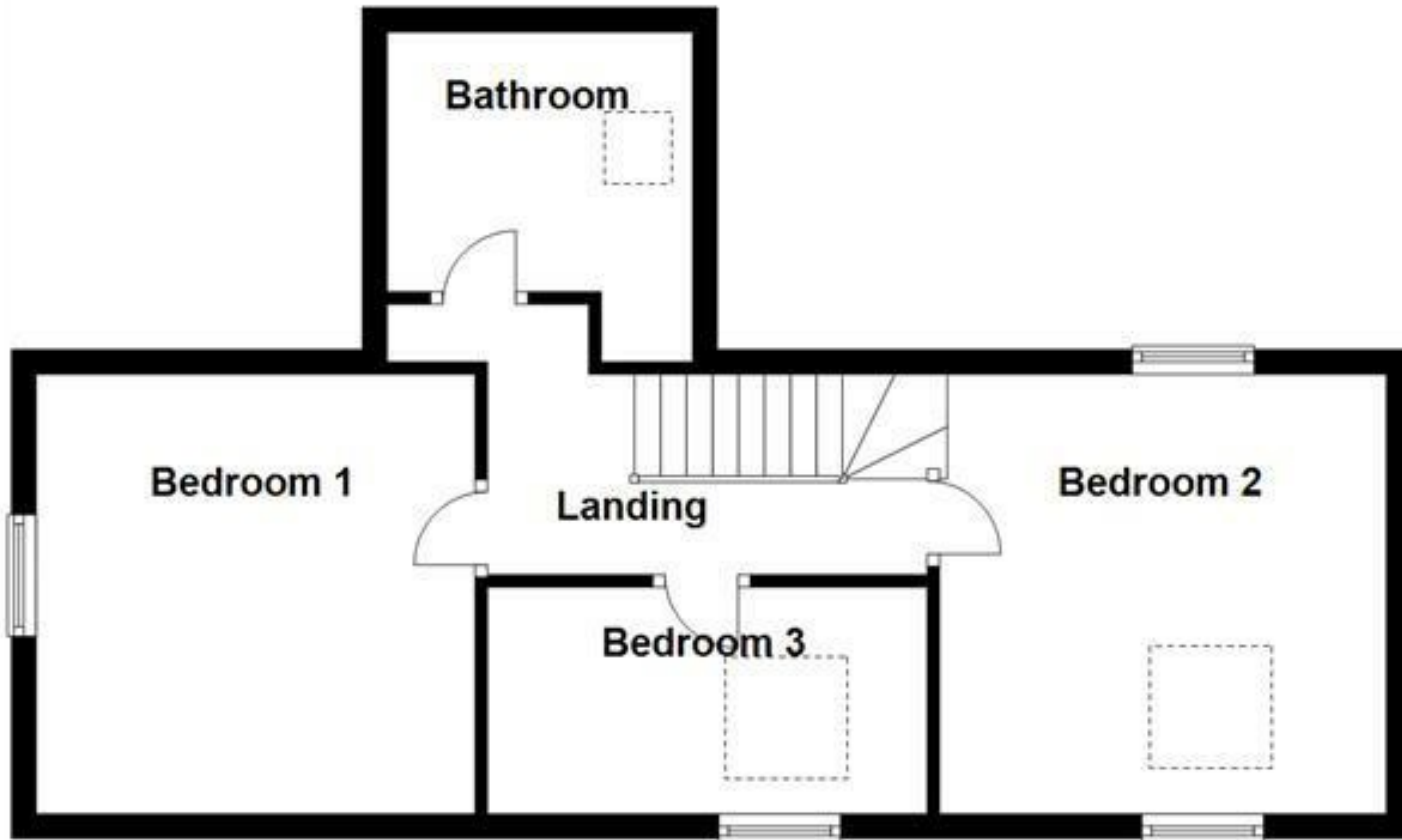


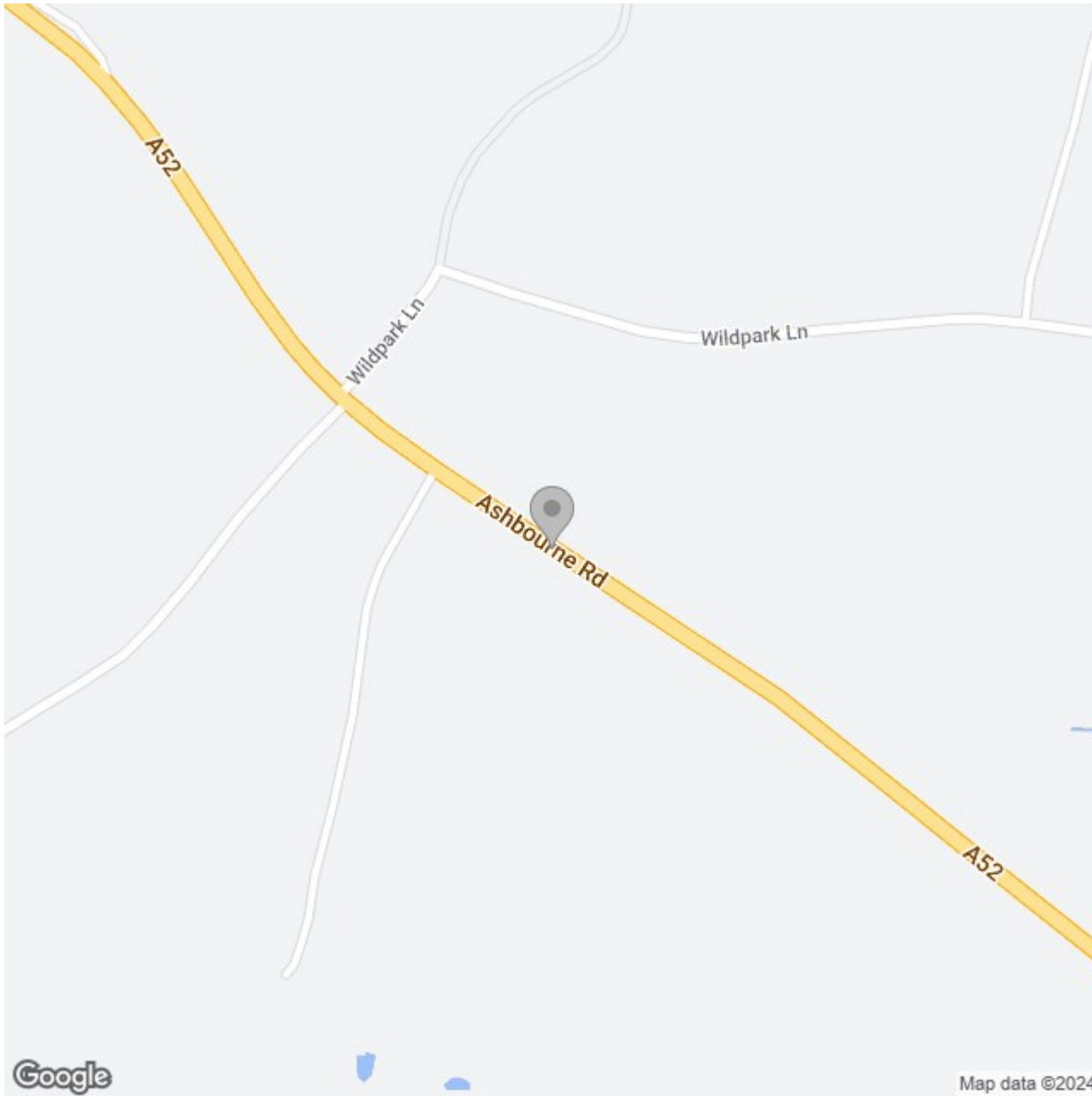
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of
Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	