





This versatile three-bedroom detached home, situated in the heart of the popular village of Longford, presents a rare opportunity for buyers. Nestled within the 'golden triangle,' it offers easy access to Ashbourne, Derby, and Burton. The well-maintained property sits on a spacious plot.

The interior briefly comprises hallway, ground floor bedroom, lounge, open plan kitchen/diner, study and shower room. On the first floor, there are two bedrooms with the master having a Juliet balcony and en-suite bathroom.

Longford is a picturesque village located between the historic market town of Ashbourne and Derby. The village boasts a well-regarded Church of England Primary School with numerous countryside walks. It also offers excellent links to major road networks, including the A52, A50, and M1 motorway.



**ABODE**  
SALES & LETTINGS

### Hallway

With central heating radiator, consumer unit, thermostat, useful utilities cupboard with shelving and coat hooks, internal glass panel doors lead to:

### Ground Floor Bedroom (Three)

With 2x UPVC double glazed windows to side and front elevations, central heating radiator, built-in triple wardrobe with hanging rails.

### Lounge

With a UPVC double glazed window to front elevation, focal point cast-iron log burning fireplace with tile and timber mantle, central heating radiator, telephone and TV aerial point.

### Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, corner shower cubicle with Jacuzzi jets and waterfall showerhead, tiling to wall and floor coverings, chrome heated radiator, extractor fan and spotlighting to ceiling.







### Kitchen/Diner

The kitchen space has underfloor heating throughout the entirety of the tiled area. The kitchen features a range of matching base and eye level storage cupboards and drawers with wood block drop edge preparation work surfaces. Integrated appliances include a ceramic Belfast sink with drainer and chrome mixer tap, focal point Rangemaster style cooker with five ring hob and warming plate, stainless steel extractor hood, useful under stairs storage cupboard. A UPVC double glazed window and double glazed door lead to the rear garden. The dining area features panelled flooring throughout with central heating radiator and a UPVC double glazed window to the side elevation.

### Study

With a UPVC double glazed window to the rear elevation, central heating radiator and telephone point.

### Landing

With a double glazed timber Velux window to ceiling, built in eaves storage space to both elevations, storage area, smoke alarm, internal door leading to:

### Bedroom One

With two double glazed velux windows to ceiling, storage area, telephone point, central heating radiator, UPVC double glazed French doors leading to the Juliet balcony, internal door leads to:

### En-suite Bathroom

With a UPVC double glazed frosted window to the front elevation, featuring a three-piece bathroom ensuite having a low level WC, P-shaped bathroom unit with curved glass screen, shower over and tiling to wall coverings, wash hand basin with mixer tap, panelled flooring throughout, chrome heated towel radiator, extractor fan and spot lighting to ceiling.

### Bedroom Two

With a UPVC double glazed window to the front elevation and double glazed timber velux window to ceiling.

### Utility Room

With tiled flooring, plumbing and space for freestanding undercounter white goods, oil fired central heating boiler, UPVC double glaze side entry all leading into, with a timber glazed internal all leading into:

### Garage

With timber double doors to the front elevation, smoke alarm and lighting.



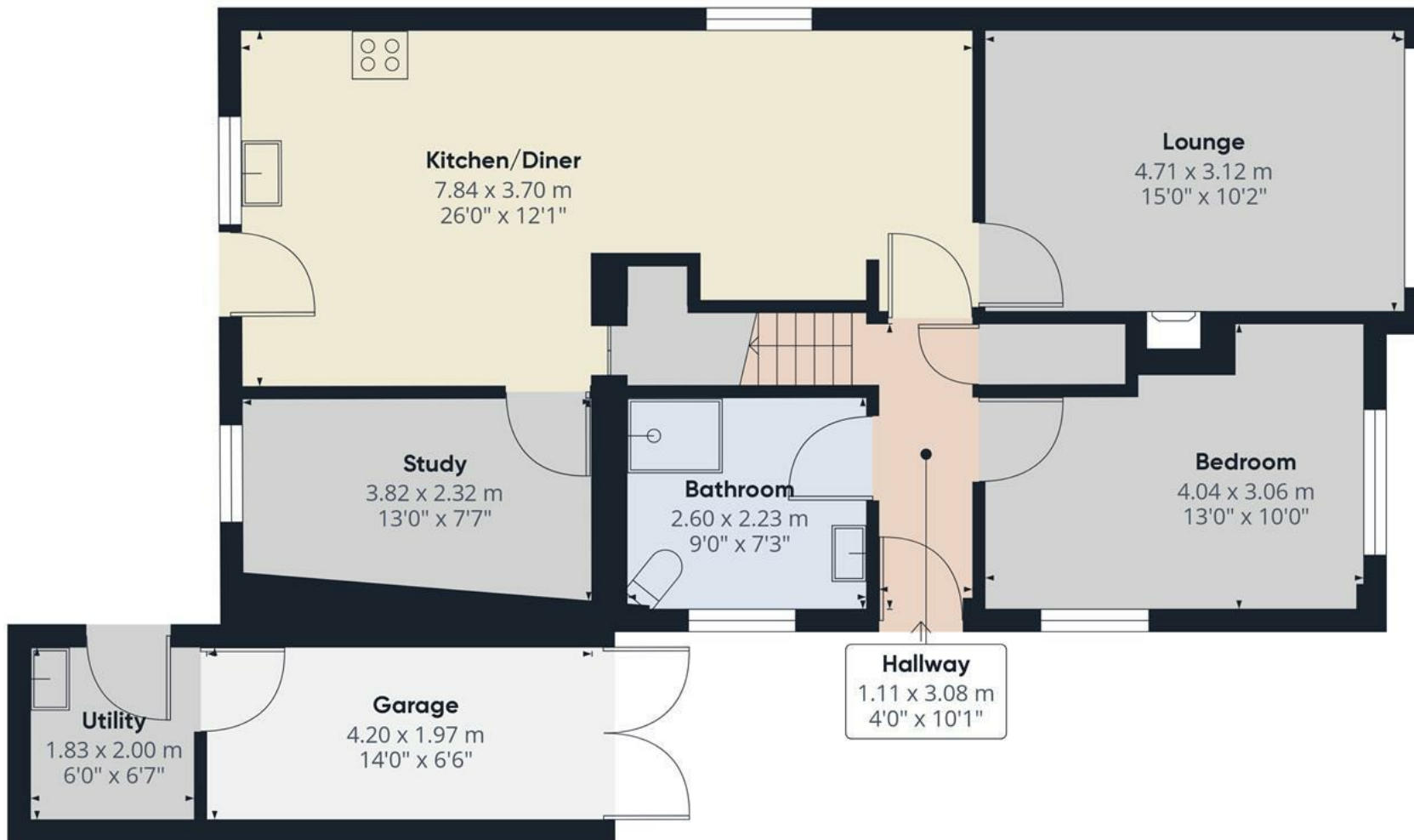












Approximate total area<sup>(1)</sup>

85.56 m<sup>2</sup>

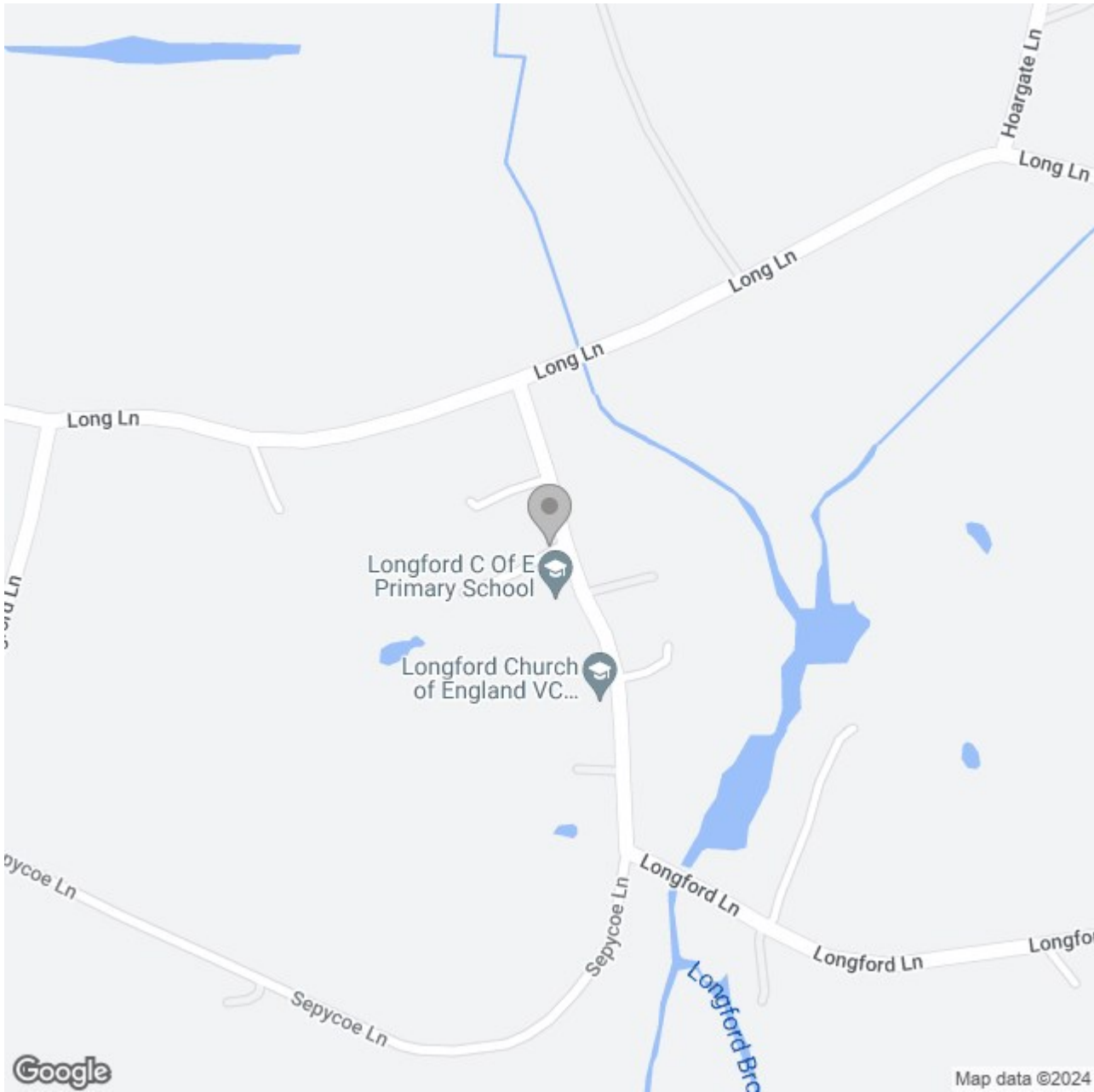
920.96 ft<sup>2</sup>

(1) Excluding balconies and terraces


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

GIRAFFE360

Floor 0



## Energy Efficiency Rating

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