



18 Old School Close Kirk Langley, Ashbourne, DE6 4LP

*** PART EXCHANGE AVAILABLE ***

This stunning executive home, built to a high specification by Cameron Homes, combines modern design with sustainable living. The property offers spacious accommodation, including a welcoming reception hall, guest cloakroom, lounge, and a versatile family room. The beautifully fitted living and dining kitchen, complemented by a utility room, serves as the heart of the home.

Upstairs, the first floor features five generously sized bedrooms. The master suite boasts a luxurious ensuite with a double shower and his-and-hers sinks. A convenient Jack-and-Jill ensuite serves two additional bedrooms, while a stylish family bathroom completes the floor.

Outside, the property benefits from a landscaped rear garden, a driveway, and a double garage.

Arrange your viewing today by calling 01335 300600

£675,000

18 Old School Close

Kirk Langley, Ashbourne, DE6 4LP

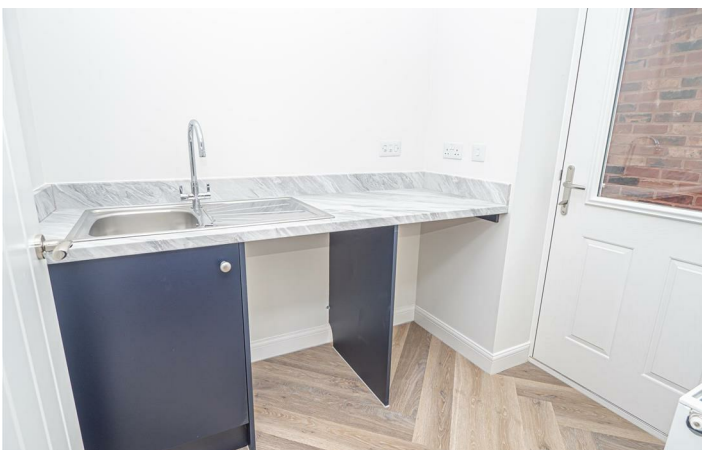


- EXECUTIVE DETACHED FIVE BEDROOM HOME
- LIVING AND DINING KITCHEN
- TWO EN SUITES & BATHROOM
- HALL & CLOAKROOM
- UTILITY ROOM
- DOUBLE GARAGE
- LOUNGE & FAMILY ROOM
- FIVE BEDROOMS
- GARDEN

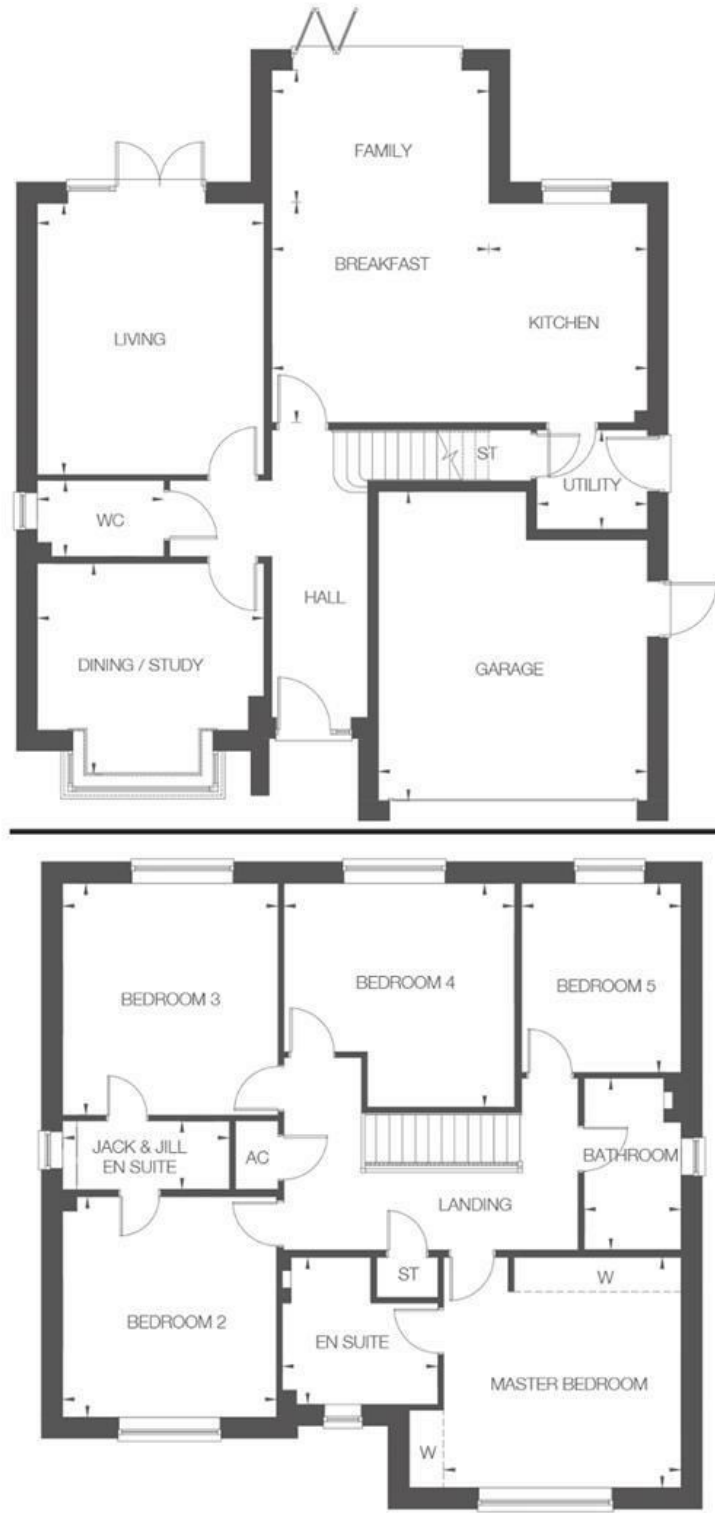
HALL	LIVING AREA	JACK & JILL
CLOAKROOM	12'7" x 7'8" (3.86m x 2.34m)	9'6" x 3'11" (2.92m x 1.20m)
LOUNGE	UTILITY ROOM	BEDROOM 4
13'2" x 15'10" (4.02m x 4.83m)	6'5" x 5'9" (1.96m x 1.76m)	13'3" x 12'10" (4.04m x 3.93m)
FAMILY ROOM	FIRST FLOOR LANDING	BEDROOM 5
13'2" x 12'3" (4.02m x 3.75m)	BEDROOM 1	9'1" x 10'10" (2.79m x 3.32m)
OPEN PLAN LIVING & DINING KITCHEN	13'7" x 13'3" (4.16m x 4.04m)	BATHROOM
KITCHEN AREA	EN SUITE	5'6" x 9'10" (1.70m x 3.01m)
2.81m x 3.91m (0.61m.24.69mm x 0.91m.27.74mm)	8'11" x 8'5" (2.73m x 2.58m)	DOUBLE GARAGE
DINING AREA	BEDROOM 2	15'8" x 18'0" (4.80m x 5.50m)
12'6" x 12'9" (3.82m x 3.91m)	12'3" x 12'8" (3.74m x 3.87m)	NOTE
	BEDROOM 3	
	12'4" x 13'4" (3.77m x 4.07m)	



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES
Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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