







**\*\*\*\* 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.

















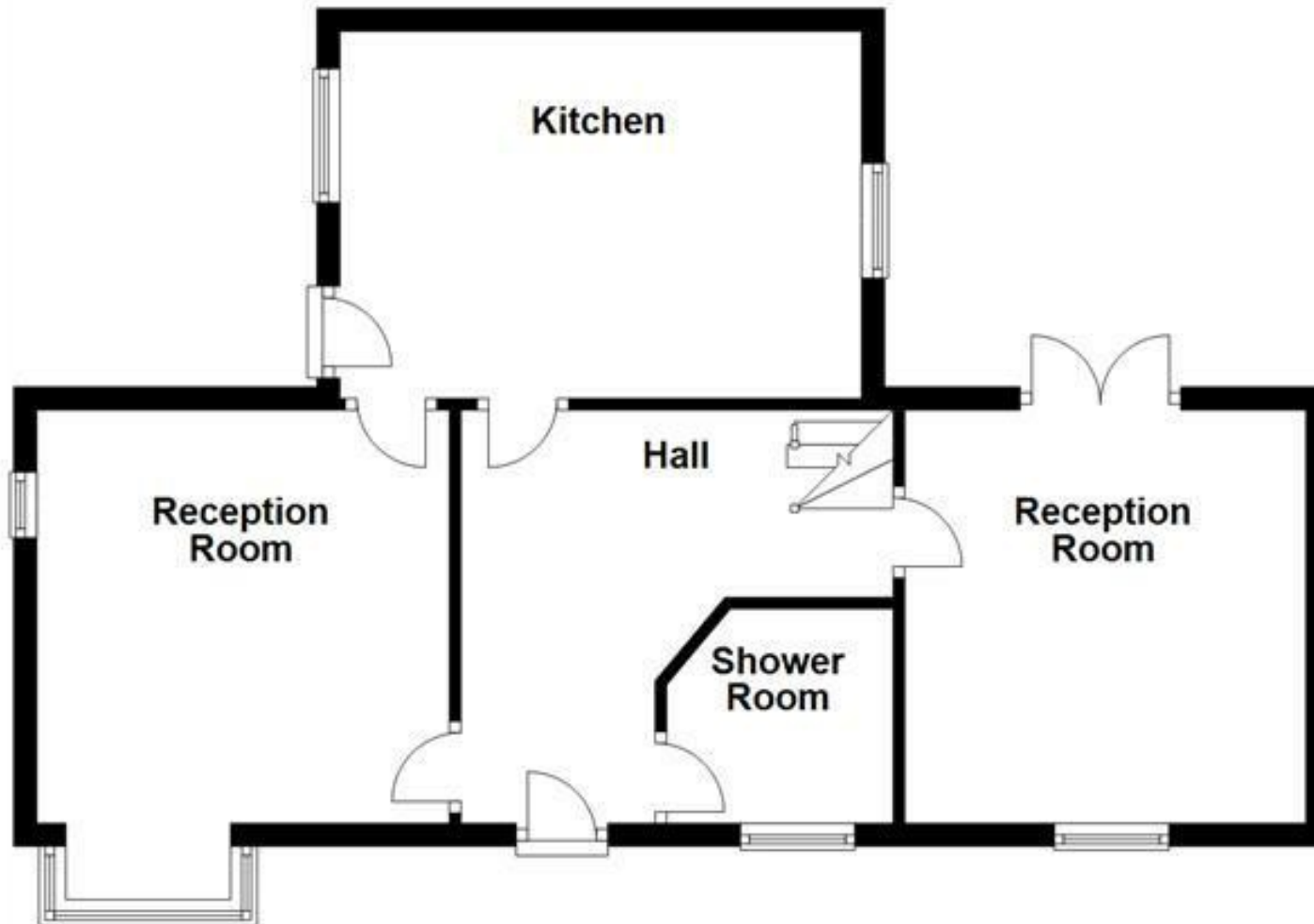








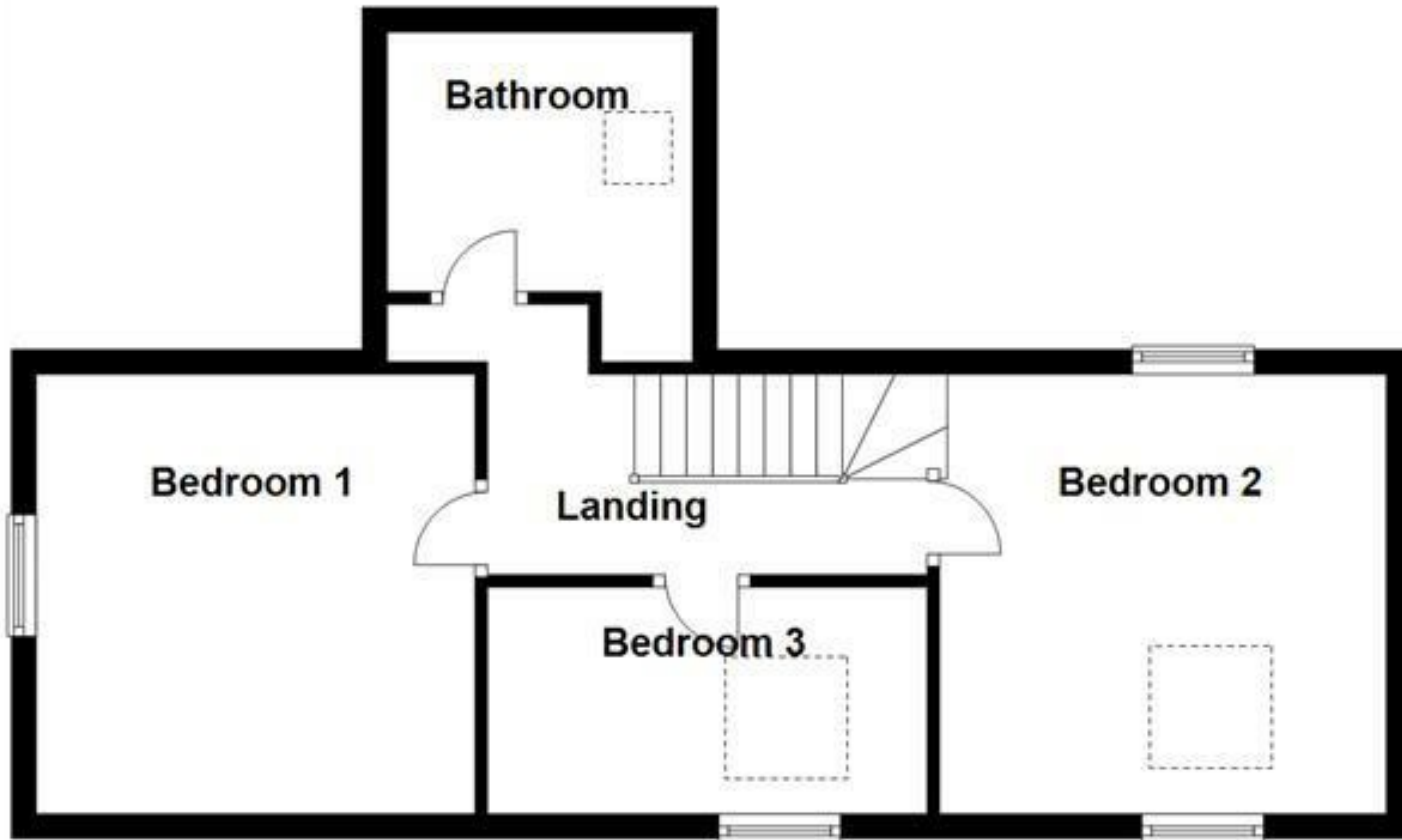
## Ground Floor



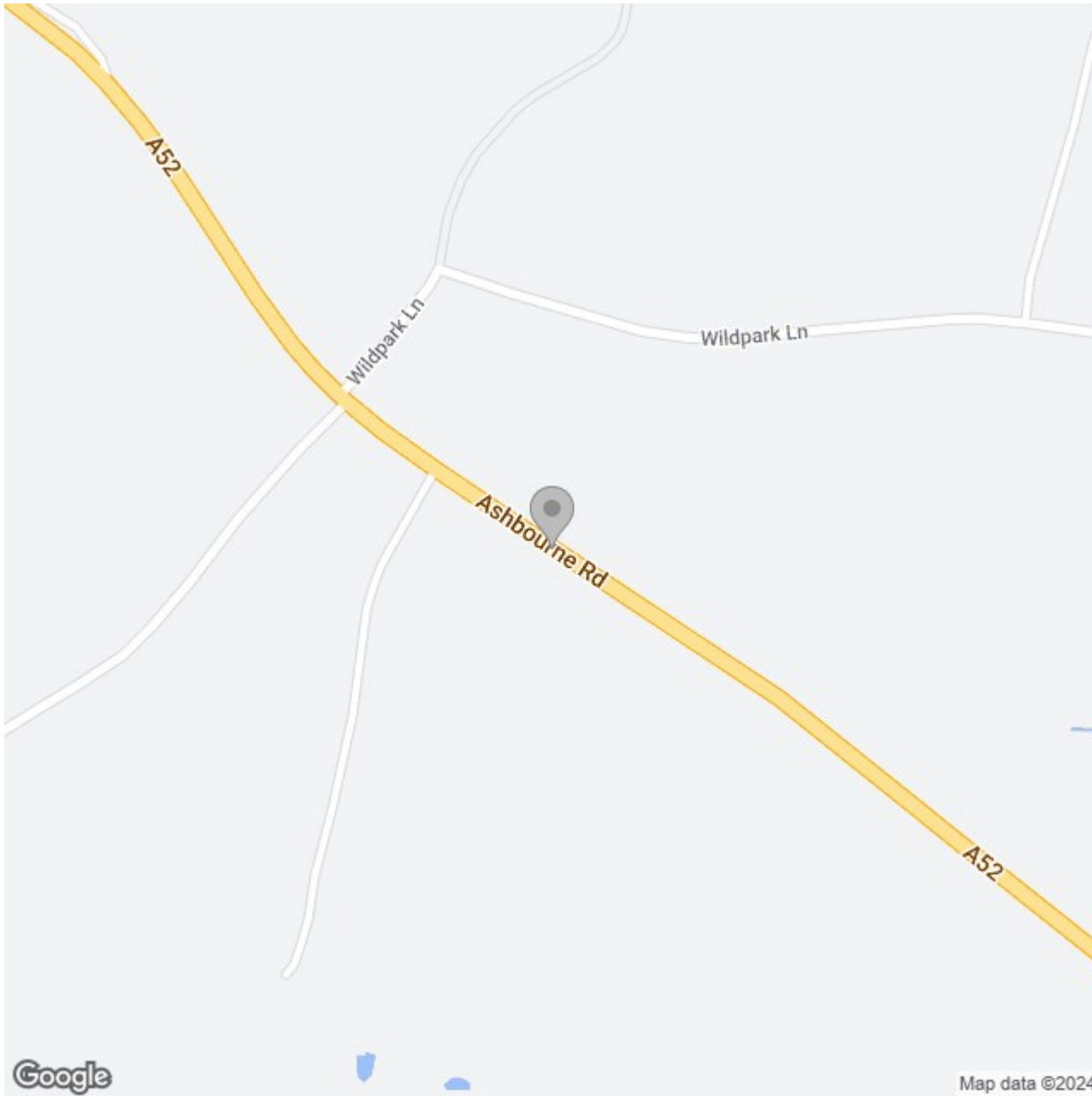
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



# First Floor







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>77</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 2002/91/EC	