



£350,000

Bailey Close, Ashbourne DE6 4PH

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Detached Family Home
- 3 Double Bedrooms
- Stunning Open Plan Living Kitchen
- 3 Bathrooms
- Wide Plot With Parking & Garage
- Front & Rear Gardens
- Quiet Cul De Sac Location
- Council Tax Band D

## Property Description

An opportunity to acquire this superbly presented modern three bedroom detached family home located in the highly sort of village of Kirk Langley.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented three bedroom detached ex Peveril Home located in sought after the village.

The property briefly comprises of :- entrance hall, living room, plan living kitchen, utility and cloakroom/WC. To the first floor a spacious landing provides access to 3 bedrooms, family bathroom, and ensuite to the master bedroom. Externally the property is positioned on an unusually wide plot and offers parking for four vehicles and integral garage.

The rear garden is mainly laid lawn with timber fence boundaries.

We believe the property would ideally suit families and couples are like and an internal inspection is essential to avoid missing out.

### 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.

### Ground Floor

#### Entrance Hall

#### Kitchen- Diner

4.36m x 3.99m (14' 4" x 13' 1")

#### Living Room

3.36m (max) x 4.76m (11' 0" x 15' 7")

#### Downstairs WC

### First Floor

Landing

Master Bedroom

4.36m (max) x 3.24m (14' 4" x 10' 8")

Bedroom Two

4.13m x 3.10m (13' 7" x 10' 2")

Bedroom Three

4.05m (max) x 2.69m (13' 3" x 8' 10")

Family Bathroom

External

Outside

To the rear enclosed garden, mainly laid to lawn with entertaining patio.

To the front driveway parking and access to the garage.

Garage

Additional Information

Please note the floorplan is for guidance only, the actual property itself isn't of this exact layout.

There is an annual service charge for the maintenance of the communal areas.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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