



## Broadway, Kirk Ireton Ashbourne, DE6 3LJ

This stylish bungalow has been fully refurbished to a very high standard. With a new kitchen, new bathrooms, utility room and new flooring throughout, the home has an integral garage and driveway parking for 3-4 vehicles. The large wraparound garden includes a large dining patio, south-facing raised decking area and well-tended lawns and flower beds. This is a splendid family home in a popular village, with primary school, parks, pub, shop, church and village hall.

The entrance hallway leads through to the kitchen-diner, utility room and integral garage. A roomy inner hallway continues through to the three double bedrooms (one en-suite), the wonderful family bathroom and a useful store room. To the front of the home is a neat lawn beside the tarmac driveway. A gate leads through to the wraparound side and rear gardens.

Kirk Ireton is a beautiful hillside village 3 miles from Wirksworth and 7 miles from Ashbourne. The famous Barley Mow pub sits next to the village shop. There is a popular primary school, village hall and historic Norman church. Carsington Water's edge is just one mile away and the High Peak Trail, plus market towns of Wirksworth, Matlock and Bakewell are all within easy reach.

- Completely refurbished to a very high standard
- Large plot with wraparound garden
- New kitchen, bathroom and en-suite
- New flooring throughout and freshly decorated
- Driveway parking for 3+ vehicles
- Integral double garage
- Three double bedrooms and two bathrooms
- Elegant, stylish decor throughout
- Popular village with primary school, pub, church and hall
- Kitchen-diner and huge lounge

**£625,000**



# Broadway, Kirk Ireton, Ashbourne, DE6 3LJ

## Front of the home

Two tall silver birch trees stand proudly each side of the tarmac driveway, which has space for 3-4 vehicles to park comfortably in front of the garage. To the left is a neat lawn, with a path round to the side and rear gardens, whilst a new timber fence and gravel bed are to the right. A Portuguese laurel cherry tree and mature cypresses stand beside the new timber fence on the left.

## Entrance Hallway

This elegant entrance to the home has wood-panelled walls and an oak-effect laminate floor. There is a ceiling light fitting and doors to the garage, utility room, inner hallway and kitchen-diner.

## Kitchen-Diner

12'2" x 9'1" (3.72 x 2.78)

This lovely bright and airy room is accessed through a fully-glazed door from the entrance hallway. It has a wide north-facing window in the kitchen and even larger window in the dining area. Fitted in 2023, the kitchen has sleek cabinets left and right, with oak-effect laminate worktops. On the right there are six low-level cabinets and two above. A stainless steel sink and drainer with chrome mixer tap has views to the dining patio and lawn on the northern side of the wraparound garden.

On the left is a wall-mounted tall radiator and the full-height fridge-freezer and integral combi oven and double ovens are all combined within the fitted cabinets and drawers. The integral Beko four-ring induction has a brushed chrome extractor fan above and baked ceramic tile splashbacks. The kitchen also has recessed ceiling spotlights and oak-effect laminate flooring which flows seamlessly under the wide rectangular arch into the dining area.

This dining area has space for a 6-8 seater dining table, ceiling light fitting, tall radiator and door through to the lounge.

## Lounge

21'9" x 13'8" (6.64 x 4.19)

Accessed from the inner hallway and kitchen-diner, this spacious L-shaped room has a modern dual-fuel burner set within the modern fireplace. It has an oak lintel over and tiled hearth. The lounge area is carpeted and has two ceiling light fittings, two radiators and plenty of space for seating and lounge furniture.

## Dining Area

15'11" x 8'11" (4.86 x 2.72)

The versatile dining area could also be a home office or children's play area located conveniently between the lounge and garden. There is space here for a 6-8 seater dining table or large desk. The room is carpeted and has a radiator and ceiling light fitting. The south-facing window and double French doors open out to the rear garden.

## Inner Hallway

This wonderful space in the heart of the home has plenty of room for a sideboard, seating and storage. There is an oak-effect laminate floor, two ceiling light fittings, two radiators, a loft hatch and doors to the three double bedrooms, family bathroom, lounge, kitchen-diner and the useful store room at the front of the home. This store room has an east-facing window and plenty of space for coats and footwear.

## Bedroom One

13'11" x 10'0" (4.25 x 3.06)

Located at the front of the home, this large dual aspect double bedroom has views of the front and side gardens. The room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Two

13'9" x 7'10" (4.21 x 2.4)

This single bedroom is carpeted and has a radiator and ceiling light fitting.



## Bathroom

10'7" x 7'11" (3.23 x 2.42)

A magnificent room - we adore this wonderful space. Fitted in 2023, the bathroom has a huge modern standalone bath with floor-mounted chrome mixer tap with hand-held attachment. The large walk-in shower has reinforced glass screens, a wall-mounted contemporary control panel which reminds us of a smartphone and monsoon and standard shower heads. The shower has oak-style wall tiles which match the porcelain floor tiles.

Opposite, the large wide white glossy vanity unit has a rectangular sink with chrome mixer tap and matching ceramic WC with integral flush. There is also a wall-mounted mirrored cabinet, tall heated towel rail, shaver point, frosted double-glazed window, two ceiling light fittings, an Xpelair extractor fan and airing cupboard.

## Bedroom Three

13'11" x 11'9" plus walk-in wardrobe 7'8" x 5'4" (4.25 x 3.6 plus walk-in wardrobe 2.35 x 1.64)

The beautiful master suite includes a large walk-in wardrobe and en-suite shower room. The bedroom is carpeted and has a radiator, ceiling light fitting, feature wall and plenty of space for a double or king size bed and furniture.

The walk-in wardrobe has oak-effect laminate flooring, recessed ceiling spotlights and lots of fitted full-height wardrobes with hanging rails.

## Bedroom Three en-suite

7'9" x 4'9" (2.38 x 1.46)

The walk-in shower has a reinforced glass screen and easy clean walls. It houses a mains-fed shower with monsoon shower head and separate hand-held attachment. The vanity unit has a curved ceramic sink with chrome mixer tap and a capsule WC. The room includes tiled splashbacks, a contemporary tiled floor, slate-grey heated towel rail, ceiling light fitting, frosted double-glazed window and extractor fan. The shower has a new extra-power pump.

## Utility Room

8'3" x 6'4" (2.54 x 1.94)

The newly fitted utility room has an oak-effect laminate worktop with integrated stainless steel sink and drainer with chrome mixer tap. There are cabinets above and more baked tile splashbacks. Below is a cabinet with space and plumbing for a washing machine and tumble dryer. The room has a tiled floor, half-tiled walls and lots of light flooding in through the wide west-facing window. There is a ceiling light fitting, radiator and half-glazed uPVC door to the rear garden.

## Integral Garage

19'10" x 16'1" (6.06 x 4.91)

With a remote control up-and-over door and concrete floor, the double garage has lighting and power. To the rear is a workbench and double stainless steel sink and drainer with chrome mixer tap. The oil-fired boiler is located here too and there is a loft hatch with drop-down steps providing access to a good storage area.

## Rear Garden

Accessed from the front through gates on both sides of the home, the gate at the front on the left-hand side opens onto a path along the south side of the home, with a neat lawn and new timber fence on the left. At the rear of the home, the garden opens out on the right, with a large dining patio with raised decked area. A low level dry stone wall has three inset steps up to a curved lawn area perfect for children's play. The flower beds beyond have a range of mature plants, bushes and trees, as well as space for a log store. The garden continues around to the north side, where there is another lawn, seating area and the oil tank. There is a wall-mounted outside tap.



Glenworth  
Approximate Gross Internal Area  
187 Sq M / 2013 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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