



## Buxton Hall Court, Kirk Ireton, DE6 3JP

With a substantial two-storey extension, this home has a tremendous A-rating for the EPC. With an air source heat pump, solar panels on the house and garage roofs and new windows installed in 2017, the home is very energy-efficient. Located on a quiet cul-de-sac in this extremely popular village, the home also has a detached garage and driveway parking for two vehicles. The large modern hot tub in the south-facing garden is included in the sale.

On the ground floor, the entrance lobby and hallway lead through to the kitchen-diner and utility room and, at the rear, a sitting room and versatile second reception room. Currently a combined library/music room, it has previously also been a fifth bedroom and with double doors, can be easily incorporated with the sitting room to become a large space for friends and family to gather.

To the first floor, the upper floor extension comprises the master suite of a double bedroom and en-suite shower room. There are two further double bedrooms, a single bedroom and bathroom. The garden includes the spacious hot tub, dining patio and astroturf play area. In front of the home is the detached single garage and space for two vehicles to park on the driveway. Immediately behind the home is a large communal parking space - perfect for visitors to park in.

Kirk Ireton is a picturesque hilltop village with a highly-regarded primary school, church, village hall and the famous Barley Mow public house. The village field includes a football pitch, petanque rink, tennis court and wildlife area, with walks directly onto open countryside, whilst the children's play park is well-equipped with picnic seating areas too. There are wonderful walking and cycling routes in all directions. Wirksworth - named Sunday Times best place to live in Derbyshire - is 3 miles away and the delights of the Peak District, Carsington Water and Chatsworth House are all a short drive away.

- Superb EPC Rating - A-rated
- New windows 2017
- Two storey extension - added utility, library and master bedroom above
- Hot tub included - in south facing garden
- Air source heat pump
- Detached garage
- On quiet cul-de-sac in popular village
- Solar panels on house and garage
- Driveway parking for 2 vehicles
- 3 double and 1 single bedroom, 2 bathrooms

**£450,000**



# Buxton Hall Court, , Kirk Ireton, DE6 3JP

## Front of the home

Located on a wide, quiet cul-de-sac, this home has a traditional Derbyshire stone wall boundary on the left, with box hedges and cypress and blueblossom trees. The detached single garage has solar panels, with space for two vehicles to park on the Tarmac driveway in front. To the right of the garage is a small lawn and shed. The front garden comprises a path to the dining patio in front of the home, with a neat lawn on the left. A wall-mounted tap is on the front of the home and there is a canopy porch and light over the uPVC front door, with black knocker, handle and letterbox.

## Cloak Room

6'0" x 4'11" (1.85 x 1.5)

With a laminate floor, there is an open entrance on the right to a good-sized area which is perfect for hanging coats and storing boots after a hearty local walk. A tall window looks out to the front garden. There is a ceiling light overhead and bevelled pine door to the entrance hallway.

## Entrance Hallway

The carpeted hallway has an open storage space underneath the stairs, a radiator and ceiling light fitting. On the right are stairs up to the first floor. Matching bevelled pine doors with iron latches open into the kitchen-diner (and utility) and the sitting room (and on through to the library/music room).

## Kitchen-Diner

14'1" x 8'4" (4.3 x 2.55)

This spacious room has a high ceiling and triple north-facing window with lovely views over the front garden to the impressive cul-de-sac beyond. The room has a laminate floor and space for a four-seater dining table and additional seating. In front is a long worktop with numerous country-style high and low level cabinets, drawers and fitted shelving. An integral Hotpoint four-ring electric hob has an oven below and extractor fan above. Over to the right is a long breakfast bar with space for 2-3 stools, a full-height cabinet on the right and cabinets above, including a glass-fronted cabinet. The room also has two ceiling light fittings, a radiator and open entrance through to the utility room.

## Utility Area

8'4" x 6'2" (2.55 x 1.9)

With tile-effect laminate flooring, there is a worktop on the left with space and plumbing below for a dishwasher. The integral stainless steel sink and drainer with chrome mixer tap is situated below the north-facing window. There are cabinets below and a small corner cabinet above. Opposite is space for a fridge-freezer and, in the corner, a deep recess with worktop and space and plumbing below for a washing machine. The room also has a ceiling light fitting.

## Sitting Room

14'11" x 12'9" (4.55 x 3.9)

We love this bright and airy room, where the fully-glazed double French doors to the south-facing garden have tall windows each side, bringing lots of natural light in. The carpeted room has plenty of space for seating and additional furniture. Set upon the tiled hearth is an attractive multifuel burner with alcoves to each side. The room has a ceiling light fitting, two radiators and double pine doors into the library-music room. With the double pine doors opened up, these two rooms become the focal entertaining area of the home.

## Library - Music Room

10'7" x 9'4" (3.25 x 2.85)

This versatile dual aspect reception room has a wide south-facing window with views to pretty cottages and a tall east-facing window. This room has previously been a fifth bedroom, a study and is now a combined library/music room. The room is carpeted and has a radiator and ceiling light fitting.

## Stairs to first floor landing

Carpeted stairs with a handrail on the right and banister on the left lead up to the first floor landing. This L-shaped landing is also carpeted and has a ceiling light fitting, space for a large wardrobe and over-stairs cupboard. Matching stripped pine doors with iron latches lead into the four bedrooms (one en-suite) and family bathroom.



## Bathroom

6'6" x 5'10" (2 x 1.8)

The modern bathroom has tile-effect laminate flooring and a frosted double-glazed window. The three piece bathroom suite comprises a rectangular bath with heritage-style chrome mixer tap and wall-mounted shower attachment. The large pedestal ceramic sink has chrome taps and there is a ceramic WC. The room also includes a radiator, wall-mounted heater, extractor fan, ceiling light fitting and tiled walls around the bath.

## Bedroom One

8'6" x 7'4" (2.6 x 2.25)

Located at the front of the home, this is currently a double bedroom and has a south-facing window providing views to the cottages and rooftops opposite. The room has a laminate floor, radiator, ceiling light fitting and space for a bed and furniture.

## Bedroom Two (Master)

13'5" x 9'4" (4.1 x 2.85)

This large dual aspect double bedroom and en-suite were added in 2004 and sit above the utility area and library/music room. Entering from the landing, there is space on the left for furniture and shelving. The room opens up to reveal a superking bed, wardrobe and additional furniture. The room is carpeted and has a radiator, ceiling light fitting and loft hatch. A door leads through to the en-suite shower room.

## Bedroom Two en-suite

6'10" x 5'4" (2.1 x 1.65)

With a tiled floor and frosted double-glazed window, this room has a shower cubicle housing a Mlra electric shower on the left with pivoting glass door. The pedestal ceramic sink has chrome taps and the ceramic WC has an integrated flush. The room also has a radiator, ceiling light fitting and wood-panelled walls.

## Bedroom Three

14'1" x 8'4" (4.3 x 2.55)

Another large double bedroom, this bedroom at the rear of the home has great views of the cul-de-sac and hills beyond. The carpeted room has a radiator, ceiling light fitting and plenty of space for a king size bed and additional furniture.

## Bedroom Four

8'6" x 6'0" (2.6 x 1.85)

This single bedroom could also be a home office or nursery - especially if using the library/music room as a double bedroom. This room is carpeted, has a radiator, ceiling light fitting and more views of the impressive cul-de-sac.

## Rear Garden

This easy-maintenance south-facing garden is accessed from the sitting room and there is also a gate directly up to the garden from the communal parking area behind. The centrepiece is the large modern hot tub, which can be used all year round and is included in the sale. The paved patio areas have room for seating and outdoor dining, whilst the astroturf area can also be used for that or as a safe play area. Energetic children also have the sports field and play park both within a two minute walk. The air source heat pump is located discreetly around the side of the home and the garden has a neat timber boundary.



# Hill Croft House

Approximate Gross Internal Area  
160 Sq M / 1141 Sq Ft  
(Excluding Garage)



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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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