



# BRICKS + MORTAR



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

**COMPLETE UPWARD CHAIN ABOVE\*** Located on a very attractive cul-de-sac, this immaculate home has a south-facing garden, detached garage, driveway parking for two vehicles, underfloor heating and new wood burner. This is a perfect family home, especially with the popular primary school located around the corner and a play park and sports field within a two minute walk. \*The owners have agreed a purchase of a home with no upward chain above.

A path leads from the driveway and garage through the neat front garden to the front door. On the ground floor, the entrance hallway leads through to the kitchen-diner, sitting room and WC. To the first floor are three bedrooms and the family bathroom.

The pretty south-facing garden has a dining patio, lawn and flower beds - and the useful communal parking area behind is ideal for visiting friends and family.

The picturesque hilltop village of Kirk Ireton has a highly-regarded primary school, church, village hall and the famous Barley Mow public house. There are wonderful walking and cycling routes in all directions. 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. 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.

- Perfect 3 bedroom family home
- In immaculate condition throughout
- New windows and doors installed 2015
- South-facing garden
- **COMPLETE UPWARD CHAIN ABOVE**
- Detached single garage and driveway parking for 2 vehicles
- Walking distance to school, pub, countryside walks
- Underfloor heating
- Wood burner installed 2023
- On quiet cul-de-sac in sought-after village

**£345,000**

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

## Front of the home

This very attractive semi-detached home has a Tarmac drive with parking for two vehicles in front of the detached single garage. A tall traditional stone wall with flower beds in front forms the boundary all the way alongside the front garden and curves around beside the home to the rear garden. A path leads from the driveway to the front door and the gate through to the rear garden. There is a wall-mounted tap on the front wall and a canopy porch and light over the white uPVC front door with black handle and letterbox.

## Entrance Hallway

A foretaste of the pristine home throughout, the hallway has a long barrier mat with a curtain rail above the front door. The carpeted hallway has stairs up to the first floor on the left and open storage below the staircase. This is a great space to hang coats and kick off boots after a hearty walk around the beautiful local countryside. Matching Mexicana doors lead into the kitchen-diner, sitting room and useful ground floor WC.

## Kitchen-Diner

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

With tile-effect laminate flooring and a north-facing window, this room has a modern fitted kitchen and a dining area with space for a four-seater dining table to the left. The long U-shaped worktop has tiled splashbacks and a large array of high and low level cabinets and drawers. Immediately on the right is space and plumbing for a washing machine. Beneath the north-facing window - which has wonderful views across the wide cul-de-sac - is a 1.5 stainless steel sink and drainer with chrome mixer tap.

Further around, the Diplomat four-ring electric hob has a curved glass and chrome extractor fan above and Hotpoint oven below. There is a wall-mounted electric radiator (the Rointe-branded radiators can be connected to Wifi and controlled via an app or easily be programmed manually), two ceiling light fittings and space for a fridge-freezer.

## Sitting Room

15'1" x 12'1" (4.6 x 3.7)

We adore this south-facing room, which is flooded with natural light through the fully-glazed double French doors with tall windows on each side. The carpeted room has an electric radiator, ceiling light fitting and plenty of space for flexible room layouts. The wood burner was installed in 2023 and can easily be converted to a dual fuel burner with an off-the-shelf conversion kit. It sits upon a stone hearth with light oak mantelpiece above.

## Ground floor WC

4'3" x 2'7" (1.3 x 0.8)

The useful ground floor cloakroom has a ceramic WC and wall-mounted ceramic sink with chrome taps. There is a tall frosted double-glazed window, laminate flooring and ceiling light fitting.

## Stairs to first floor landing

Carpeted stairs with a banister on the right lead up to the L-shaped landing, with a light fitting and loft hatch overhead. The loft is part-boarded and has a pull-down ladder. Matching stripped pine doors with iron latches lead into the bathroom and three bedrooms. There is also a sizeable over-stairs cupboard with shelving.

## Bathroom

6'4" x 6'0" (1.95 x 1.85)

The spacious bathroom pleasingly has underfloor heating - a real treat for your feet, especially in winter. The bath on the left has chrome taps and, overhead, a Mira Sport electric shower. There is also a folding glass shower screen. The sturdy ceramic pedestal sink with chrome taps stands beside the ceramic WC. The floor has porcelain tiles and the walls are also tiled, with the top half of two of the walls being painted.

The room also includes recessed ceiling spotlights, a frosted double-glazed window, chrome vertical heated towel rail, wall-mounted heater and extractor fan.



### Bedroom One

12'1" x 8'6" (3.7 x 2.6)

With beautiful south-facing views over the rear garden to cottages and rooftops, this double bedroom has lots of space for a double bed and furniture, including two wide alcoves perfect for positioning wardrobes. The carpeted room has a ceiling light fitting and electric radiator.

### Bedroom Two

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

Located at the front of the home, this large double bedroom has great views of the cul-de-sac and hills beyond. The room is carpeted and has a ceiling light fitting and electric radiator.

### Bedroom Three

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

This cosy single bedroom could also be a nursery or home office. This carpeted room has an electric radiator, ceiling light fitting and more impressive views to the cul-de-sac.

### Rear Garden

Accessed from the sitting room and via the path to the side of the home, this south-facing garden is well-presented and easy to maintain. You alight upon the wide stone-paved dining patio, with plenty of space for outdoor seating and dining.

The charming garden is characterised by curves and angles - with a curved high stone wall on the right, an angular timber fence to the left and the pretty sweep of the flower bed surrounding the lawn. There are clematis plants growing on the stone wall and a common hornbeam tree in the left corner of the garden. There is a wall-mounted light above the door back into the sitting room.

This is a peaceful and attractive south-facing garden with the opportunity to relax and gather with friends and family.

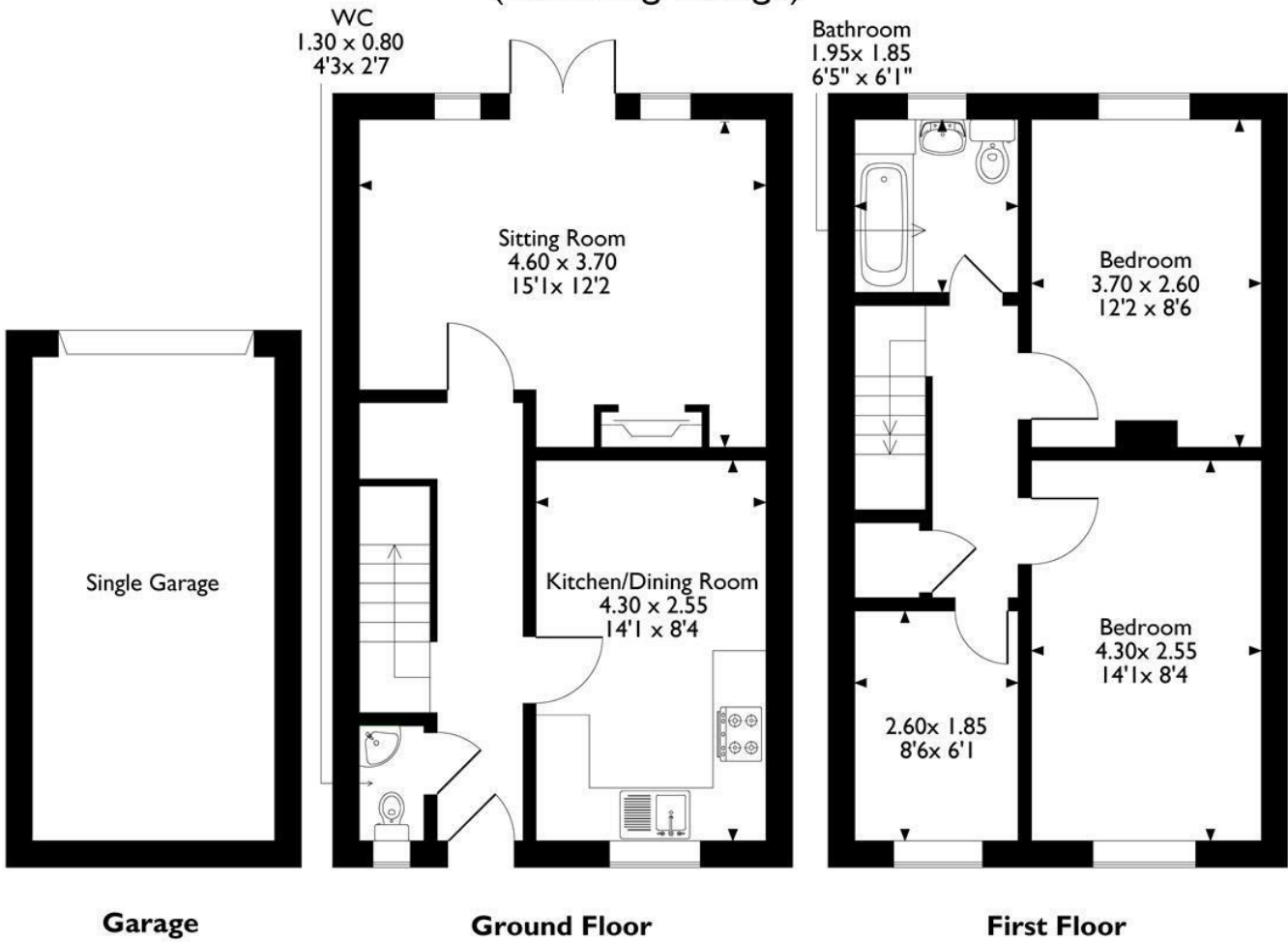
N.B. New EPC pending

### Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us



Mountain House  
Approximate Gross Internal Area  
75 Sq M / 807 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 |                         |           |
| 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) <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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