



£544,995

Ashbourne Road, Ashbourne DE6 4NS

Detached House | 5 Bedrooms | 3 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- 1950 sq ft
- 5 Bedrooms, Two En Suite and Family Bathroom
- Spacious Detached Family Home
- Double Integral Garage
- Open Plan Living and Dining Kitchen
- Separate Living Room
- A Desirable Development of 2, 3, 4 and 5 Bedroom Homes
- Sought After Location With Good Transport Links
- Ecclesbourne School Catchment

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this executive detached five bedroom, three bathroom property with integral double garage located in this desirable development.

Main Particulars

Flagshaw Pastures is nestled within the picturesque, rural setting of Kirk Langley, bringing beautiful new-build properties to a much sought after village, situated within a short drive of Derby city centre.

The Denby is a 5 bed detached property with integral double garage, an enclosed rear parking and a spacious open plan living kitchen diner. Boasting five bedrooms, four of which are double, two benefitting from en-suite facilities, the master bedroom also has a dressing area. The ground floor comprises of entrance hall, separate lounge, spacious open plan kitchen-diner with French doors leading out, utility room, ground floor WC and integral double garage. To the first floor there are 5 bedrooms, 4 are spacious double bedrooms, the master suite has a dressing area and en suite shower facility with another bedroom also being en-suite and additional family bathroom. Outside there is enclosed rear garden and to the front driveway parking.

A viewing is essential to fully appreciate the quality of these stunning homes, call our sales team to arrange your site visit today on 01332316715.

Development

The development is home to a range of 3, 4 and 5-bedroom houses as well as a number of 3-bedroom bungalows located around a central courtyard, showcasing traditional build techniques alongside contemporary and quality finishes to create the perfect location to call home.

Flagshaw Pastures benefits from the meticulous attention to detail and high-end craftsmanship expected from any Peveril Homes development. Quality, contemporary finishes and room to breathe give this development exceptional characteristics within a sought after Derbyshire location.

Flagshaw Pastures has been chosen with a range of purchasers in mind. From upsizers and downsizers, to growing families looking for a taste of the countryside, the location offers easy access to major transport links as well as a number of local towns, cities and suburbs - perfect for commuting and enjoying life.

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 / Dining / Family Area
10.93m x 3.62m (max) (35' 10" x 11' 11")

Utility Room

Living Room
3.85m x 4.69m (12' 8" x 15' 5")

WC

Integral Double Garage

First Floor

Landing

Master Bedroom
3.73m x 3.62m (12' 3" x 11' 11")

En-Suite Shower Room

Bedroom Two
4.89m x 2.68m (16' 1" x 8' 10")

En- Suite Shower Room

Bedroom Three
4.82m (max) x 3.31m (max) (15' 10" x 10' 10")

Bedroom Four
3.82m x 3.82m (12' 6" x 12' 6")

Bedroom Five
2.08m x 2.83m (6' 10" x 9' 3")

Outside

Rear Garden

Garage & Driveway Parking

Disclaimer

Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide.

Photographs shown are from existing Peveril Homes developments. Computer generated street scenes and property images are for general guidance only and are not to scale. Homes maybe handed (H) or mirror image versions of the illustrations and maybe detached, semi- detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and maybe subject to change. Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture or appliances.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Image not found



Image not found

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

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMPOL DETERMINED =

www.derbyshireproperties.com