



£594,995

Flagshaw Pastures, Ashbourne Road, Ashbourne DE6 4NS

Detached House | 5 Bedrooms | 3 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- 2,104 sq ft
- Five Bedrooms, Two Ensuite and Family Bathroom
- Ecclesbourne School Catchment
- Detached Double Garage & Driveway Parking
- Spacious Detached Family Home
- Sought After Location
- Separate Dining Room, Study & Spacious Lounge
- Open Plan Living Kitchen
- Good Transport Links
- A Desirable Development of 2, 3, 4 and 5 Bedroom Homes

## Property Description

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

## Main Particulars

Derbyshire Properties are delighted to present The Denby. A striking 5 bed detached property with detached double garage, an enclosed rear parking and a spacious open plan living kitchen diner. Boasting three reception rooms and five bedrooms, two benefitting from en-suite facilities. The ground floor comprises of entrance hall, separate spacious lounge, a beautiful open plan living kitchen with French doors leading out, a dining room - perfect for entertaining, a study, utility room and ground floor WC. To the first floor there are 5 bedrooms, the master suite and second bedroom both benefit from an en suite shower facility and additional family bathroom. Outside there is enclosed rear garden and to the front a detached double garage and driveway parking.

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.

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.

### Flagshaw Pastures

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 Hallway

Dining Room

4.14m x 2.95m (13' 7" x 9' 8")

Open Plan Kitchen

Kitchen Area - 4.64m x 3.88m (15' 3" x 12' 9")

Family Area - 2.84m x 2.64m (9' 4" x 8' 8")

Lounge

5.58m x 3.68m (18' 4" x 12' 1")

Study

2.95m x 2.46m (9' 8" x 8' 1")

Utility Room

WC

First Floor

Landing

Master Bedroom

4.31m x 3.96m (14' 2" x 13' 0")

En Suite Shower Room

Bedroom Two

3.25m x 3.09m (10' 8" x 10' 2")

En Suite Shower Room

Bedroom Three

3.68m x 3.12m (12' 1" x 10' 3")

Bedroom Four

3.68m x 3.02m (12' 1" x 9' 11")

Bedroom Five



2.48m x 3.14m (8' 2" x 10' 4")

Family Bathroom

External

Outside

Enclosed rear garden, detached double garage and 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 may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be 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 LIMITED =

---

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)