



11 Fieldon Close

Kirk Langley, Ashbourne, DE6 4LP

**** PART EXCHANGE AVAILABLE **** BE IN FOR CHRISTMAS **** This executive and high specification property built by Cameron homes offers sustainable living and in brief comprises a reception hall, guest cloakroom, lounge and family room, fitting living and dining kitchen with utility room. Five first floor bedrooms, mater with an ensuite offering a double shower and his and hers sinks. Jack and Jill en suite shower room and a family bathroom. Rear garden, drive and a double garage. CALL 01335 300600 to arrange an appointment or turn up on the day.

Prices From £675,000

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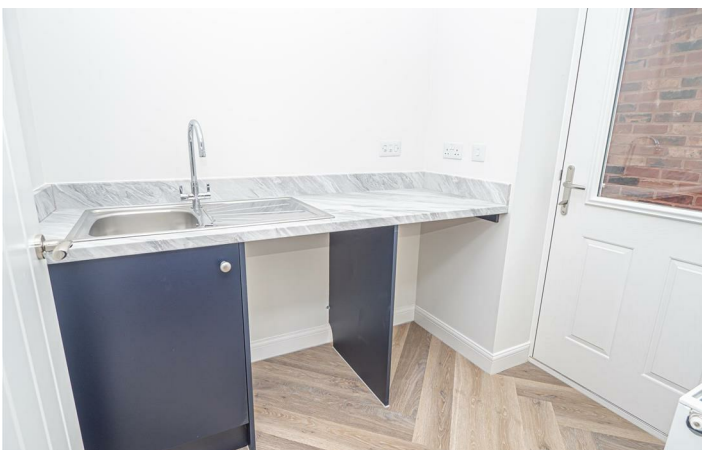


- PARK EXCHANGE WEEKEND
- EXECUTIVE DETACHED FIVE BEDROOM HOME
- HALL & CLOAKROOM
- LOUNGE & FAMILY ROOM
- LIVING AND DINING KITCHEN
- UTILITY ROOM
- FIVE BEDROOMS
- TWO EN SUITES & BATHROOM
- DOUBLE GARAGE
- GARDEN

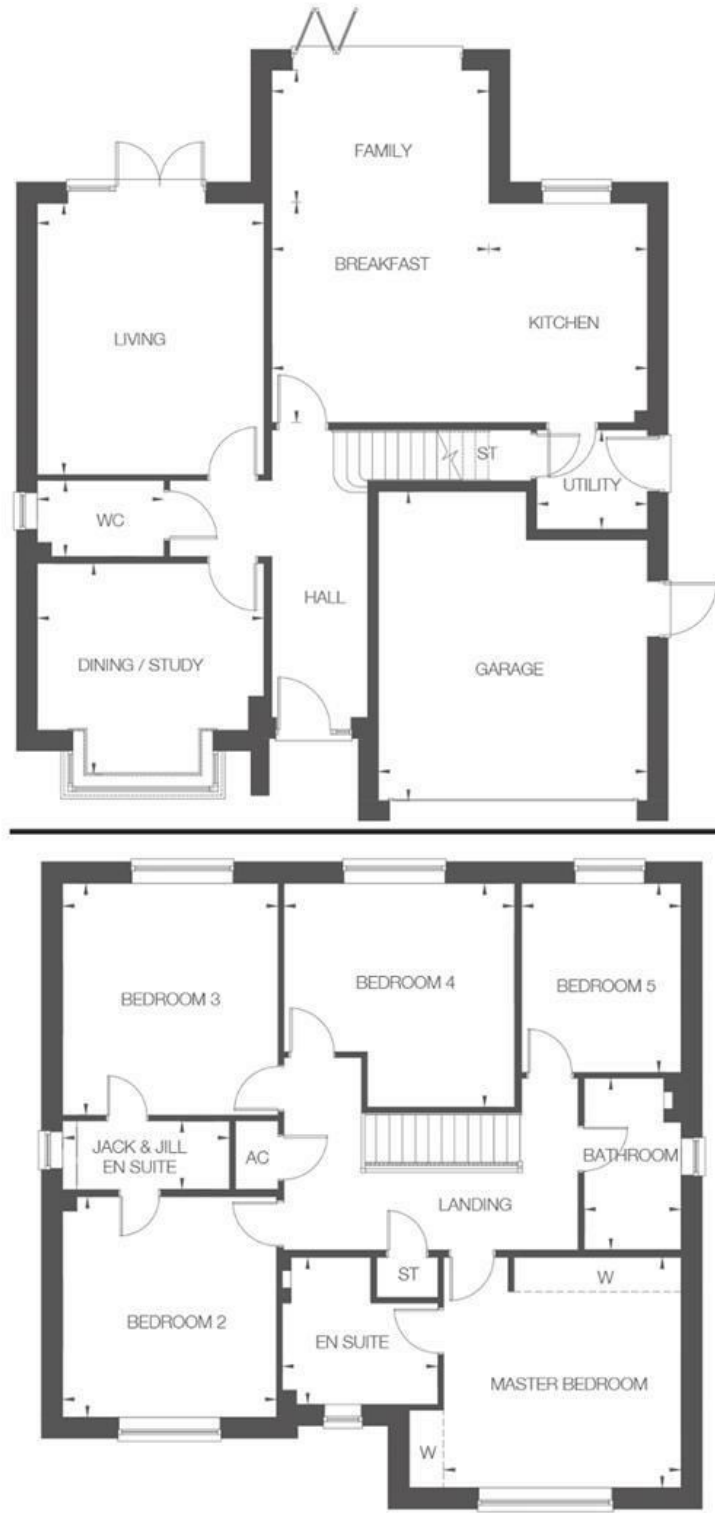
HALL	LIVING AREA	JACK & JILL
CLOAKROOM	12'7" x 7'8" (3.86m x 2.34m)	9'6" x 3'11" (2.92m x 1.20m)
LOUNGE	UTILITY ROOM	BEDROOM 4
13'2" x 15'10" (4.02m x 4.83m)	6'5" x 5'9" (1.96m x 1.76m)	13'3" x 12'10" (4.04m x 3.93m)
FAMILY ROOM	FIRST FLOOR LANDING	BEDROOM 5
13'2" x 12'3" (4.02m x 3.75m)	BEDROOM 1	9'1" x 10'10" (2.79m x 3.32m)
OPEN PLAN LIVING & DINING KITCHEN	13'7" x 13'3" (4.16m x 4.04m)	BATHROOM
KITCHEN AREA	EN SUITE	5'6" x 9'10" (1.70m x 3.01m)
2.81m x 3.91m (0.61m.24.69mm x 0.91m.27.74mm)	8'11" x 8'5" (2.73m x 2.58m)	DOUBLE GARAGE
DINING AREA	BEDROOM 2	15'8" x 18'0" (4.80m x 5.50m)
12'6" x 12'9" (3.82m x 3.91m)	12'3" x 12'8" (3.74m x 3.87m)	NOTE
	BEDROOM 3	
	12'4" x 13'4" (3.77m x 4.07m)	



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	