



# HOPKINS & DAINTY

ESTATE AGENTS



## Flagshaw Pastures, Ashbourne, DE6 4NS

£544,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE DENBY ~ ONE OF THE LAST REMAINING PLOTS ON THIS STUNNING NEW DEVELOPMENT, WHICH IS CURRENTLY UNDER CONSTRUCTION.

THIS BRAND NEW HOME is in the sought after village of Kirk Langley and falls within The Ecclesbourne School Catchment Area. Set in a pleasant semi rural location to the West of Derby, heading towards the picturesque town of Ashbourne. Kirk Langley is conveniently placed for access into the surrounding countryside, whilst also being near to the A38 at Markeaton in Derby; providing onward travel connections to the M1 and Birmingham.

The DENBY is a 5 bedroom detached house with an integral double garage and rear garden. The accommodation comprises: Entrance hall, bay fronted lounge, full width rear kitchen/dining/family room with French doors opening onto the rear garden; a utility room and guest WC.

On the first floor there are four double bedrooms, the master bedroom has a dressing room and en-suite shower room. There is also a second en-suite shower room serving bedroom 2, a fifth single bedroom (or home study if required) and the main family bathroom with a three piece suite. The property has gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

PLEASE NOTE THAT THE IMAGES SHOWN ARE NOT OF THE ACTUAL PLOT that is for sale, but have been taken from a similar style house on another development.

Reservation fees apply.

## Directions

Once in Kirk Langley, turn off the A52 into Flagshaw Pastures, along Bailey Close. Take the right turn into Basset Drive and proceed to the end. Turn right and then first left along Dawes Drive, where the new plots are located on your left.

## Entrance Hall



## Lounge 15'4" x 12'7" (4.69 x 3.85)



## Kitchen/Diner/Family Room 35'10" x 11'10" max. (10.93 x 3.62 max.)



## Utility Room



## Guest WC



## First Floor Landing



## Master Bedroom 12'2" x 11'10" (3.73 x 3.62)



## En-Suite Bath/Shower Room



## Bedroom 2 16'0" x 8'9" (4.89 x 2.68)



## En-Suite Shower Room



## Bedroom 3 15'9" x 10'10" max. (4.82 x 3.31 max.)



## Bedroom 4 12'6" x 12'6" (3.82 x 3.82)



## Bedroom 5 9'3" x 6'9" (2.83 x 2.08)



## Bathroom



## Front/Driveway

## Garage

## Rear Garden

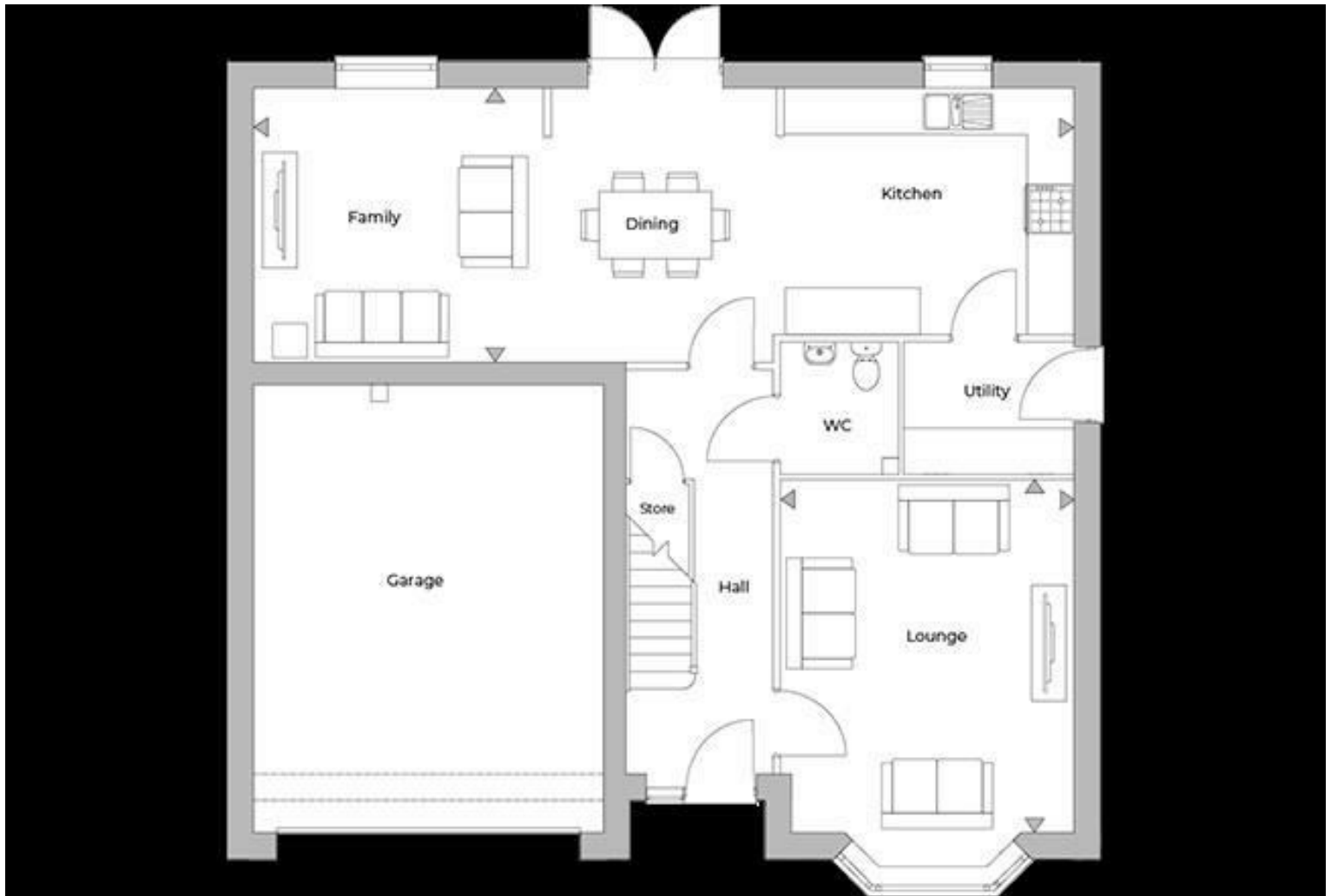
## Peveril Homes

Please note images and descriptions are for representative purposes only. Peveril Homes reserve the right to make amendments. For further information please contact the Sales Manager. Reservation fees apply.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan



# Area Map



# Energy Efficiency Graph

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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