



4 Bed House - Detached

3 Dawes Drive Ashbourne Road, Kirk Langley, Ashbourne DE6 4PT
£1,900 Per Calendar Month



4



2



2



B

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Detached Property
- Ecclesbourne School Catchment Area
- Lounge & Study
- Superb Living Kitchen/Dining Room
- Utility & Cloakroom
- Four Generous Bedrooms
- Fitted En-suite & Fitted Family Bathroom
- Pleasant Enclosed Private Lawned Garden With Patio
- Driveway & Brick Detached Garage
- Available Early January 2026 - Unfurnished

ECCLESBOURNE SCHOOL CATCHMENT AREA - 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.

* Available Early January 2026 *

The Location

Derby city centre is just under five miles east of the development and only 10 minutes by car or 15 minutes by public transport with its range of restaurants, bars and high street shop. The popular suburb of Mickleover, is just three miles away while the picturesque market town of Ashbourne is only a 17 minute drive away via the A52.

Accommodation

Ground Floor

Entrance Hall

12'7" x 5'11" (3.86 x 1.82)

With entrance door, radiator and staircase leading to first floor.

Cloakroom

5'4" x 2'7" (1.65 x 0.79)

With low level WC, washbasin, radiator and extractor fan.

Lounge

12'4" x 12'1" (3.77 x 3.69)

With radiator, tv point, telephone point and double glazed window with aspect to front.



Study

9'1" x 6'2" (2.78 x 1.88)

With tv point, telephone point, radiator and double glazed window to front.



Living Kitchen/Dining Room

28'10" x 9'10" (8.80 x 3.02)



Dining Area

With tv point, two radiators, double glazed window to rear, under-stairs storage cupboard, open space leading to kitchen area and double glazed French doors opening onto paved patio and rear garden.



Kitchen Area

With one and a half sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in stainless steel five ring gas hob with stainless steel extractor hood over, built-in stainless steel double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, open space leading to dining area, spotlights to ceiling, double glazed window overlooking rear garden and integral door giving access to utility room.



Utility Room

5'9" x 5'5" (1.77 x 1.66)

With plumbing for automatic washing machine, space for tumble dryer, radiator, base cupboard, boiler and side access door.



First Floor

Landing

With radiator, access to roof space and built-in cupboard housing the hot water cylinder.

Master Bedroom

12'3" x 12'1" (3.74 x 3.69)

With fitted wardrobes with sliding mirrored doors, tv point, radiator and double glazed window to front.



En-Suite

6'4" x 4'1" (1.95 x 1.26)

With separate double shower cubicle with shower, pedestal wash handbasin, low level WC, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and double glazed window.



Bedroom Two

12'4" x 8'10" (3.77 x 2.71)

With tv point, radiator and double glazed window to front.



Bedroom Three

10'1" x 8'9" (3.09 x 2.69)

With tv point, radiator and double glazed window to rear.



Bedroom Four

10'1" x 8'9" (3.09 x 2.69)

With tv point, radiator and double glazed window to rear.



Family Bathroom

7'1" x 5'1" (2.16 x 1.57)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, double shower cubicle with shower, shaver point, tiled splash-backs, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and double glazed window.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with flowerbeds and paved pathway leading to the storm porch.



Rear Garden

To the rear of the property is an easily maintainable pleasant, enclosed rear garden laid to lawn with large patio. Side access gate.



Driveway

A block paved driveway provides car standing spaces for two cars.

Brick Detached Garage

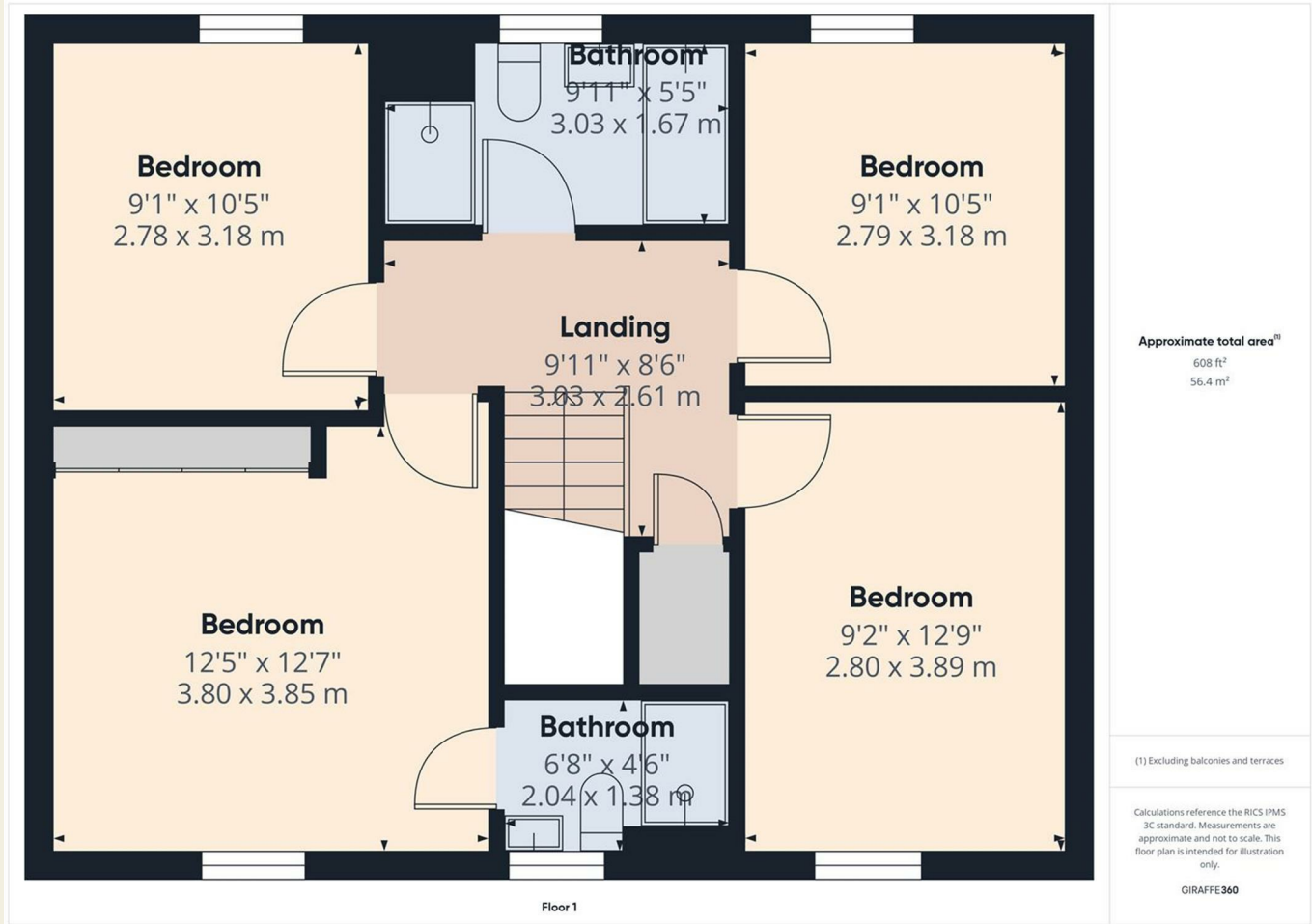
A brick detached garage with up and over door.

Council Tax Band

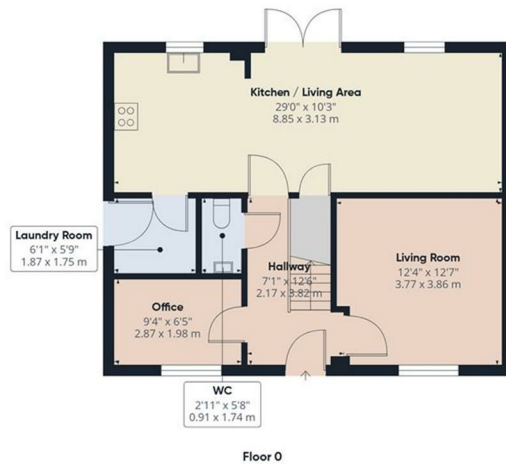
To Be Confirmed



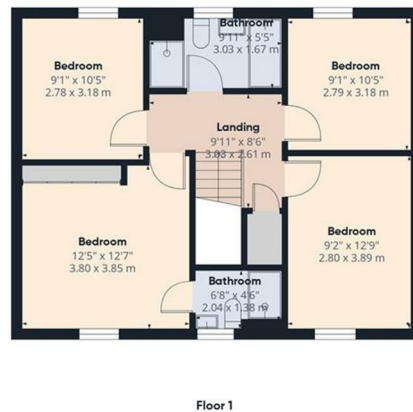
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total areaⁱⁱⁱ
1260 ft²
117 m²

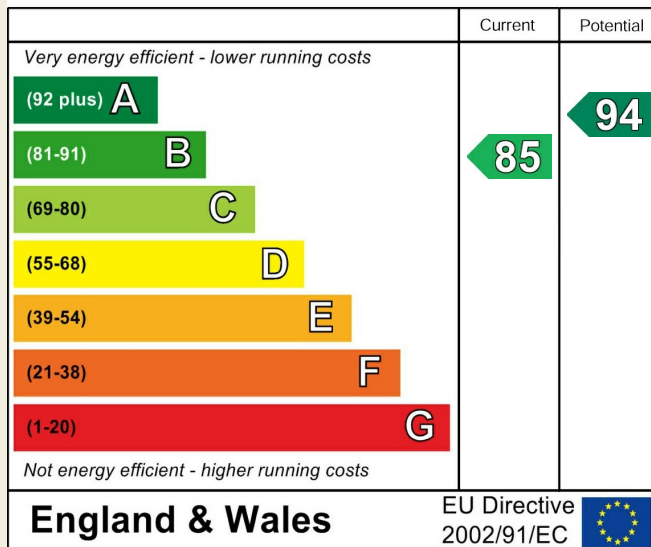


(1) Excluding balconies and terraces

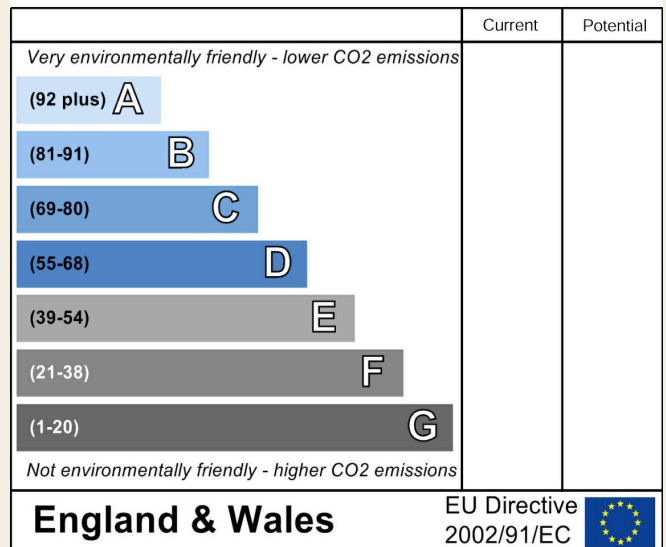
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.