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5 Bed House - Detached

19 Ashbourne Road  
Kirk Langley  
Ashbourne  
DE6 4NS

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£2,995 Per Calendar Month

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Fletcher  
& Company

# 19 Ashbourne Road

## Ashbourne

### DE6 4NS



- Executive Five Bedroom Detached Property - Available Long Term
- INCLUDES UTILITIES: GAS, ELECTRIC & WATER ALL INCLUDED IN RENT FOR £3650
- Option For A Gardener & Window Cleaner To Be Included \*\*\*Speak to branch about this\*\*\*
- Annex With En-Suite And Plumbing For Washing Machine (Has Own Entry/ Exit Door)
- Three Storey Unfurnished Property
- High Specification Throughout
- Electric Remote Control Garage Complete With Electric Car Charging Point
- South Facing Garden With An Outdoor Sauna & Shower
- Outstanding Open Plan Living
- Alarm & CCTV With Ring Doorbell Included

\*Rent Includes Gas, Electric & Water\* High-Specification Five Bedroom Family Home in Kirk Langley.

An internal inspection of this exceptional residence is strongly recommended to appreciate its flexible, family-friendly layout and high-quality finish. Located in a non-estate position within the village and in the catchment for the highly regarded Ecclesbourne School.

#### Specification and Features:

Underfloor heating to the ground floor

Panoramic CCTV, Ring Door Bell, Alarm

Quality kitchen and bathroom fittings

Acoustic glazing to the front

Remote Controlled electric roller garage door

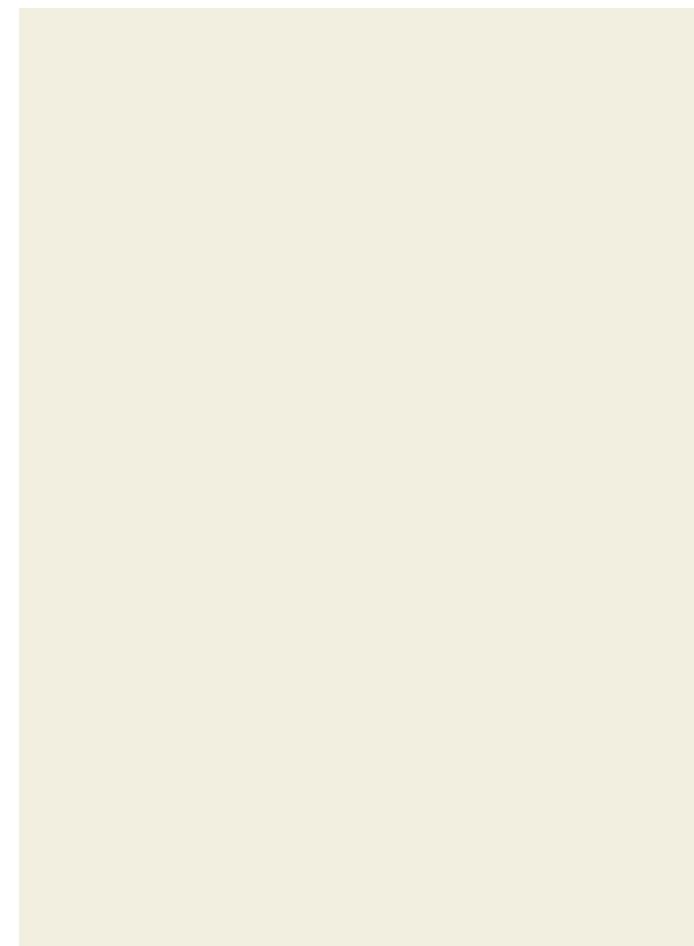
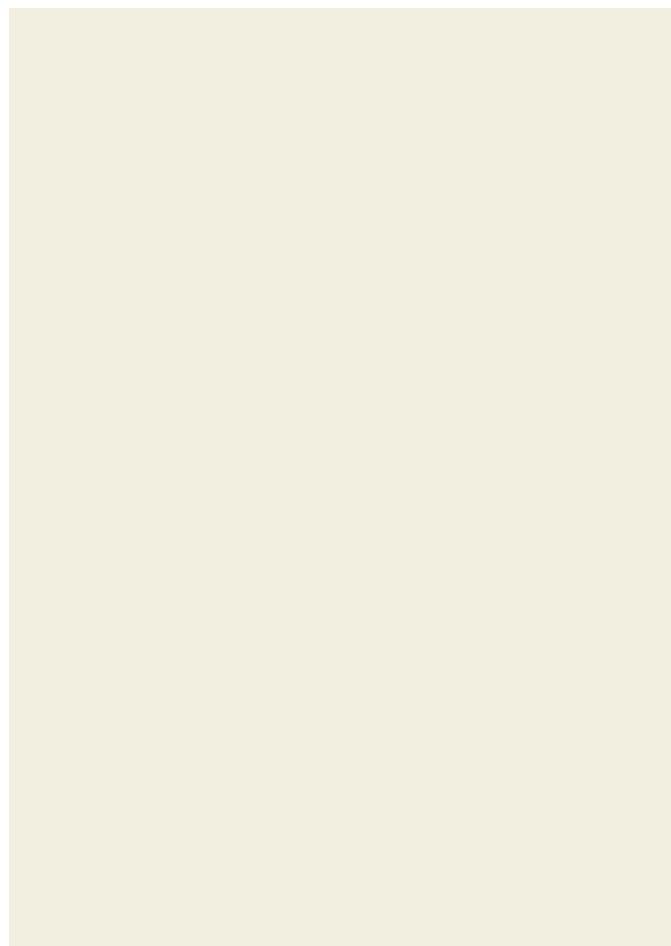
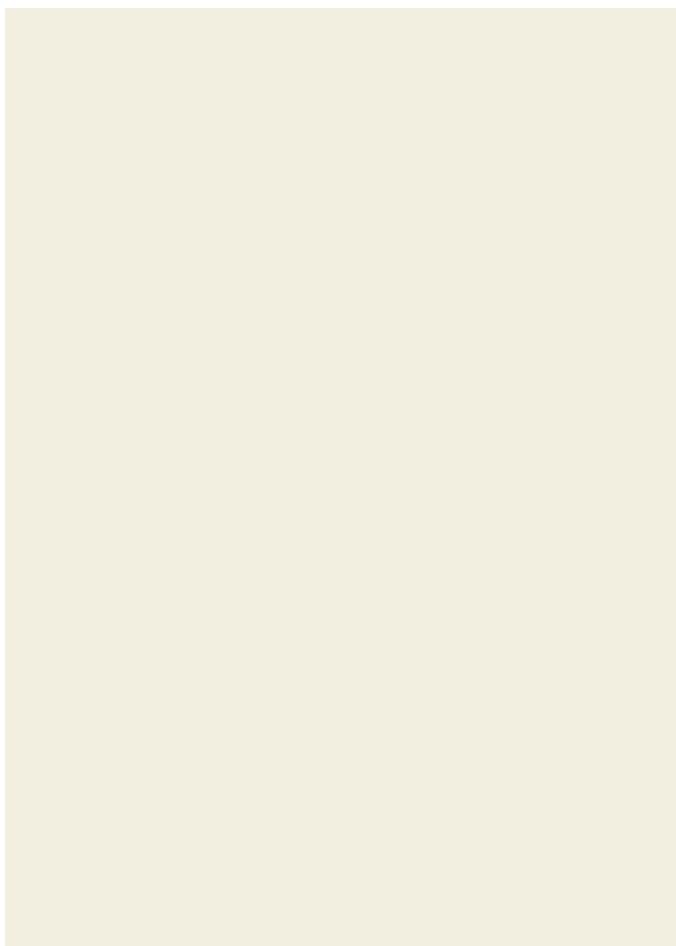
Outdoor sauna with shower

#### Accommodation:

A tiled canopy porch leads to a welcoming hall with stairs to the first floor and access to the spacious lounge, guest WC, and ground floor living areas.

The well-equipped kitchen features extensive units, breakfast bar, inset sink, fitted hob, built-in double oven, and integrated dishwasher, opening to a generous







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A	87	92
(B) plus	B		
(B) (0)	C		
(D) (0)	D		
(D) (4)	E		
(D) (3)	F		
(F) (2)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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