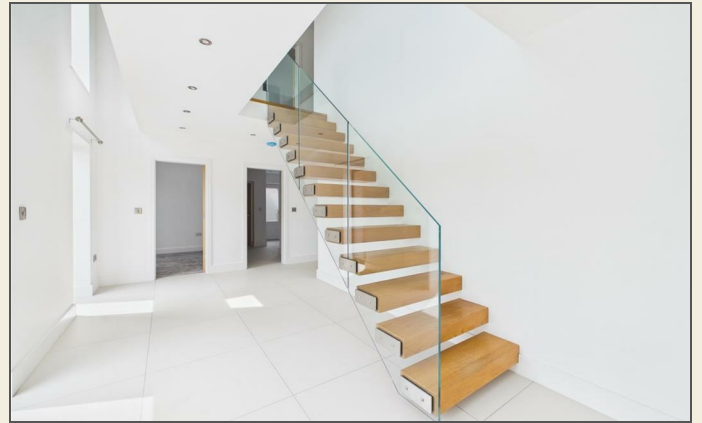
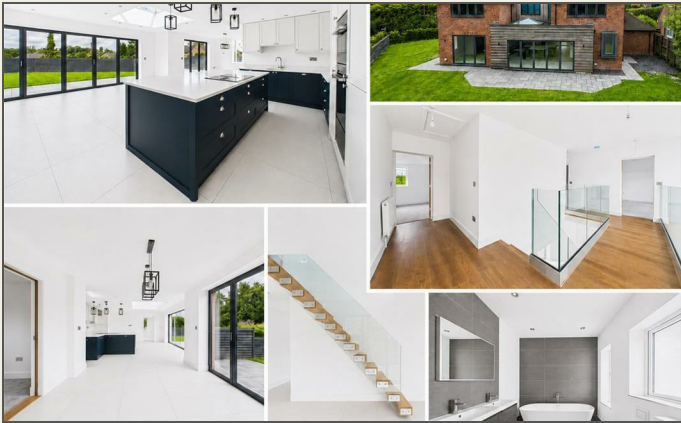




Fletcher
& Company



5 Bed House - Detached

2 Church Lane, Kirk Langley, Ashbourne DE6 4NG

£3,750 Per Calendar Month



5



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www.fletcherandcompany.co.uk

- Executive Style Detached Property - Immaculately Presented
- Five Genuine Double Bedrooms - One On Ground Floor
- Lounge and Study/ Bedroom
- Magnificent Kitchen/Dining/Family Room
- Utility and Cloakroom
- Ecclesbourne School Catchment Area
- Two En-Suites & Four Piece Family Bathroom
- Pleasant Gardens
- Large Driveway and Integral Garage
- Unfurnished – Available Now

AVAILABLE IMMEDIATELY, ECCLESBOURNE SCHOOL CATCHMENT AREA – Executive Four/Five double bedroom, two en-suites, detached property located in the centre of Kirk Langley with easy access to both Derby and Ashbourne and surrounded by beautiful open countryside – Available Now – Unfurnished.

An internal inspection will reveal gas central heated and double glazed living accommodation and briefly consists of on the ground floor; entrance hall with oak staircase leading to the first floor, lounge, study, superb living kitchen/dining/family room, utility room and cloakroom. The featured first floor landing leads to four double bedrooms, two en-suites and family bathroom.

The property enjoys good sized, easy maintainable gardens with sun patio.

A large sweeping tarmac driveway provides car standing spaces for approximately six cars and leads to an integral garage.

Viewings Available Immediately.

Ground Floor

Spacious Entrance Hall

18'4" x 9'10" (5.61 x 3.00)

With double glazed entrance door, tiled flooring with under-floor heating, spotlights to ceiling and feature oak staircase with glass balustrade leading to the first floor.

Lounge

21'4" x 14'0" (6.52 x 4.27)

With under-floor heating, double glazed window with aspect to the front, internal pocket doors giving access to the magnificent open plan living kitchen/dining/family room and internal oak veneer door with chrome fittings.

Study

10'9" x 9'3" (3.29 x 2.84)

With under-floor heating, double glazed window with aspect to the front and internal oak veneer door with chrome fittings.

Living Kitchen/Dining/Family Room

42'11" x 22'6" (13.09 x 6.86)

Family Area

With tiled flooring with under-floor heating, spotlights to ceiling, double glazed window overlooking the rear garden and open space leading into the kitchen area and dining area.

Dining Area

With tiled flooring with under-floor heating, side double glazed window, open space leading into the kitchen area and family area and double glazed bi-folding doors opening onto the paved patio and rear garden.

Kitchen Area

With one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, integrated dishwasher, integrated fridge, integrated freezer, built-in electric oven, built-in microwave oven and wine cooler. Central fitted breakfast bar island again with matching worktop and incorporating a four ring induction hob and with fitted base cupboards beneath. Matching tiled flooring with under-floor heating, concealed worktop lights, feature double glazed lantern window, spotlights to ceiling, open space leading into the dining area and family area and featured large double glazed bi-folding doors opening onto the paved patio and rear garden.

Utility Room

10'8" x 8'9" (3.26 x 2.68)

With one and a half bowl sink unit with mixer tap, wall and base units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, tiled flooring with under-floor heating, spotlights to ceiling, integral door giving access to the garage, double glazed window to the side and double glazed side access door.

Cloakroom

6'5" x 3'6" (1.97 x 1.07)

With WC, wash basin, matching tiled flooring with under-floor heating, spotlights to ceiling and internal oak veneer door with chrome fittings.

First Floor

Feature Landing

With attractive glass balustrade, radiator, access to the roof space and two double glazed windows with aspects to the front.

Double Bedroom One

21'8" x 13'10" (6.61 x 4.24)

With radiator, double glazed window with aspect to the rear and internal oak veneer door with chrome fittings.

En-Suite One

7'10" x 6'11" (2.40 x 2.11)

With curved shower enclosure with chrome shower, fitted wash basin with chrome fittings, low level WC, illuminated fitted mirror, attractive tiled splash-backs with matching tiled flooring with under-floor heating, heated towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.

Double Bedroom Two

22'1" x 12'8" (6.74 x 3.87)

With radiator, double glazed window with aspect to the front and internal oak veneer door with chrome fittings.

En-Suite Two

8'4" x 5'9" (2.55 x 1.76)

With corner shower cubicle with chrome shower, fitted wash basin with chrome fittings and fitted storage cupboard beneath, low level WC, wall mounted illuminated mirror, attractive tiled splash-backs with matching tiled flooring with under-floor heating, spotlights to ceiling, heated towel rail/radiator, double glazed obscure window and internal oak veneer door with chrome fittings.

Double Bedroom Three

14'0" x 11'4" (4.29 x 3.47)

With radiator, double glazed window with aspect to the rear and internal oak veneer door with chrome fittings.

Double Bedroom Four

14'0" x 13'2" (4.28 x 4.02)

With radiator, double glazed window with aspect to the front and internal oak veneer door with chrome fittings.

Family Bathroom

10'9" x 9'1" (3.29 x 2.77)

With bath with chrome fittings including chrome hand shower attachment, twin wash basins, both having fitted base cupboards beneath, low level WC, separate shower enclosure with chrome shower, wall mounted illuminated fitted mirror, attractive tiled splash-backs with matching tiled flooring with under-floor heating, spotlights to ceiling, extractor fan, heated towel rail/radiator, two double glazed windows with feature internal electric blinds and internal oak veneer door with chrome fittings.

Garden

To the rear of the property is a good sized, low maintenance, enclosed rear garden, laid to lawn with paved patio.

Large Driveway

The property benefits from a sweeping tarmac driveway providing car standing spaces for approximately six cars.

Integral Garage

19'5" x 12'0" (5.93 x 3.68)

With concrete flooring, power, lighting, integral door giving access to the property, double opening front doors and boiler cupboard housing the central heating boiler and hot water cylinder.



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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	76	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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