

CURRAN  
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+ CO



Dawes Drive, Kirk Langley  
Ashbourne, Derbyshire  
£425,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**STYLISH HIGH SPECIFICATION DETACHED BUNGALOW** - This beautifully presented, double-fronted detached bungalow, built in 2023 by Peveril Homes, offers contemporary living in a highly sought-after village setting. Thoughtfully upgraded and well proportioned throughout, the property combines modern design with an excellent layout.

The energy-efficient accommodation benefits from high-performance double glazing and gas central heating. The layout comprises a central entrance hall, a stylish lounge with a bay window and plantation shutters, and a stunning contemporary dining kitchen with quality integrated appliances and French doors opening onto the rear garden. There are two generous double bedrooms and a modern bathroom, while the principal bedroom also features built-in wardrobes and a contemporary en suite shower room.

Externally, the property boasts a landscaped, south-facing rear garden designed for low maintenance, with patio areas, an artificial lawn, and a gazebo seating area. To the front, there is a neat garden and a block-paved driveway providing off-road parking for two vehicles, leading to a detached garage with an electric roll-up door.





## The Detail

The welcoming entrance hallway features grey wood-grain effect flooring, a decorative radiator cover, and stylish wood-effect doors leading to all principal rooms.

The stylish lounge is filled with natural light from two front-facing windows, including a bay window with bespoke plantation shutters, creating an inviting and comfortable living space.

A particular highlight is the recently upgraded dining kitchen, finished with grey high-gloss handleless units and premium quartz worktops. Integrated appliances include an AEG oven, microwave, Neff induction hob, Hotpoint dishwasher, and fridge-freezer. French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living.

There are two generous double bedrooms, with the main primary bedroom benefiting from fitted sliding door wardrobes and a contemporary en-suite shower room featuring modern fittings and a rainfall shower. The main bathroom is equally well-appointed, offering a stylish suite with shower over bath and quality finishes.



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## The Location

Located on the highly desirable Flagshaw Pastures development on the edge of the delightful village of Kirk Langley, Ashbourne, this property provides a blend of rural tranquility and modern convenience.

It falls within the sought-after Ecclesbourne School catchment area, making it ideal for families seeking quality education.

Enjoy delicious meals at nearby restaurants such as The Cow, The Bluebell, and The Horseshoes. For golf enthusiasts, Brailsford Golf Course is just a short drive away.

The property is also close to beautiful countryside, perfect for those who enjoy walking and outdoor activities.

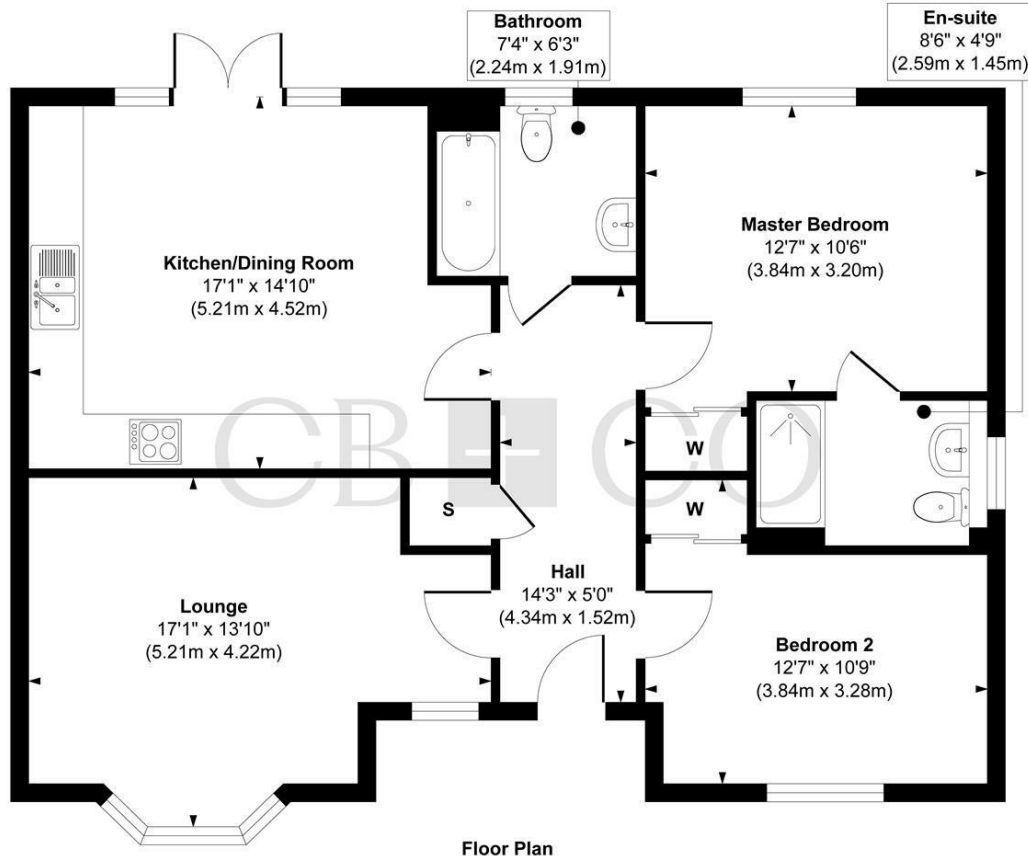
Excellent road links, including the A52 and A38, ensure easy access to Derby, Nottingham, and beyond. This location perfectly balances a serene countryside lifestyle with accessibility to urban amenities.







Dawes Drive, Kirk Langley, Ashbourne, Derbyshire



Approx. Gross Internal Floor Area 852 sq. ft / 79.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## The Particulars

- Most Attractive Detached Two Double Bedroom Bungalow
- Built by Peveril Homes in 2023 - NHBC Guarantee Remaining
- Quality Specification & Stylish Presentation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Stylish Lounge with Bay Window
- Stunning High Specification Dining Kitchen with Integrated Appliances
- Two Double Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Driveway & Detached Garage with Remote Electric Door
- Delightful South Facing Landscaped Rear Garden with Artificial Lawn
- Sought after Village Location - Convenient for Access to Derby & Ashbourne

### Size

Approx 852.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

D

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*Let's Talk*

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