



DAWES DRIVE, KIRK LANGLEY, ASHBOURNE

OFFERS IN EXCESS OF: £475,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO DAWES DRIVE

ECCLESBOURNE SCHOOL CATCHMENT AREA - A beautifully presented double-fronted, four-bedroom detached family home, situated within the attractive Flagshaw Pastures development in this highly sought-after Derbyshire village. Built by Peveril Homes in 2022 to their popular Appleby design, the property has been finished to a high specification throughout and offers stylish, well-proportioned accommodation ideally suited to modern family living. Occupying a generous plot, the home also benefits from a larger-than-average rear garden and a detached brick-built garage.

THE DETAIL

The property is entered via a composite front door into a welcoming entrance hallway featuring attractive grey wood-grain effect flooring and a staircase rising to the first floor. From here, contemporary wood-effect doors lead to a spacious living room, a versatile study, a convenient guest WC, and the impressive open-plan dining kitchen. The living room enjoys a pleasant front-facing aspect, while the separate study provides an ideal space for home working.

Undoubtedly the heart of the home, the open-plan dining kitchen spans the full width of the property and is perfectly suited to modern family living and entertaining. The dining area benefits from French doors opening onto the rear garden, while the stylish kitchen is fitted with striking dark blue panelled units, quality integrated AEG appliances, an induction hob, Zanussi dishwasher, and a tall integrated fridge-freezer. A separate utility room provides additional practicality and external access.

To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The primary bedroom features fitted mirrored wardrobes and a contemporary en-suite shower room, while bedrooms two and three also benefit from built-in wardrobes. The family bathroom is fitted with a modern four-piece suite including both a bath and separate shower.

Externally, the property enjoys wide frontage with a side driveway leading to a detached brick-built garage with power and lighting. The generous enclosed rear garden is a particular highlight, featuring a generous paved patio, extensive lawn, additional side patio area, and fence-panel boundaries, offering excellent outdoor space for families and entertaining alike.

CB+CO





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 Inn. 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.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





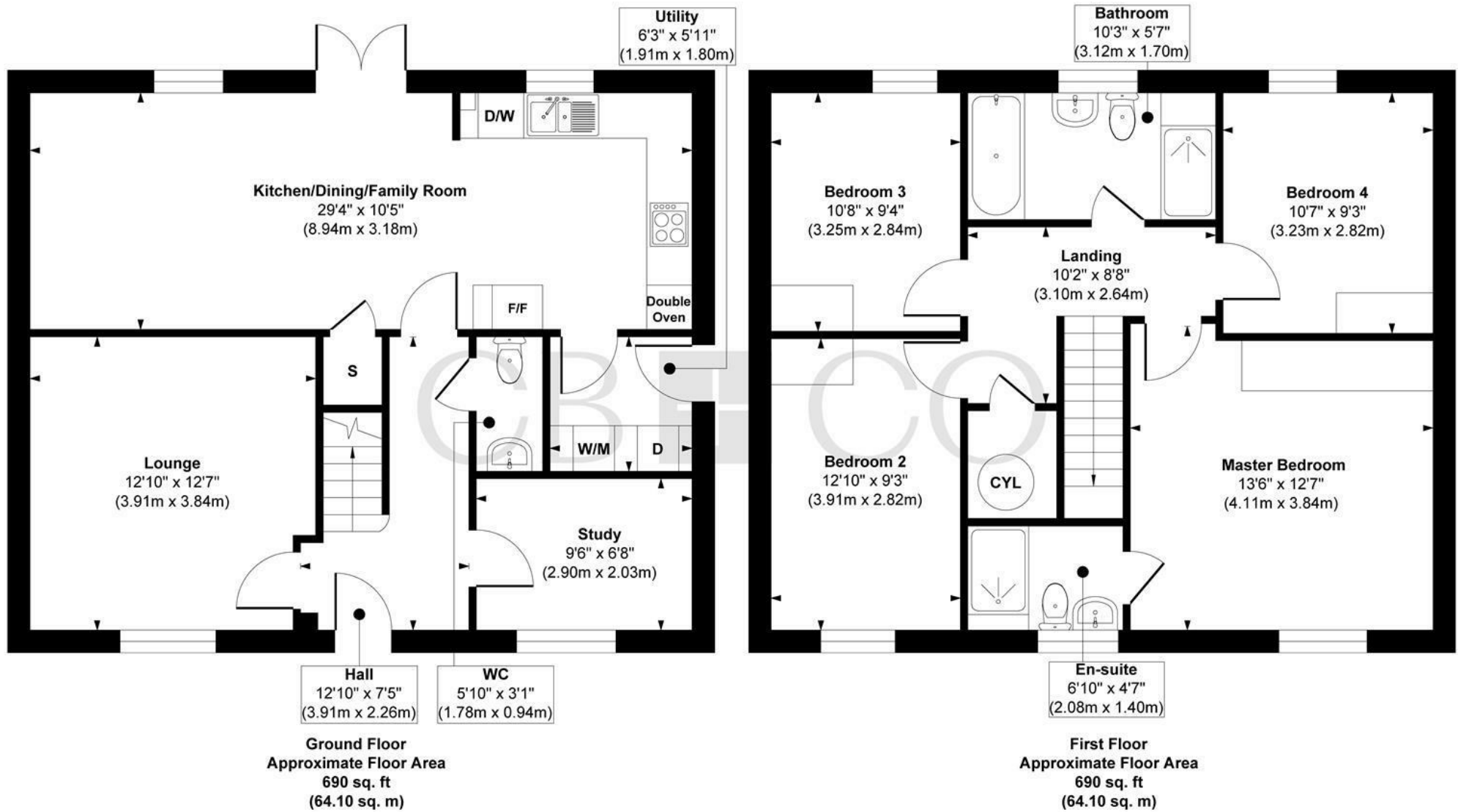








Dawes Drive, Kirk Langley, Ashbourne, Derbyshire



Approx. Gross Internal Floor Area 1380 sq. ft / 128.20 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1380.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

F

- Stylish Four Double Bedroom Detached Family Home
- Ecclesbourne School Catchment Area
- Built by Peveril Homes in 2022 - NHBC Guarantee Remaining
- Quality Specification & Energy Efficient Accommodation
- Entrance Hallway, WC, Study & Stylish Living Room
- Superb Open Plan Dining Kitchen & Separate Utility Room
- Four Double Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Front Garden, Driveway, Detached Single Brick Built Gargae
- Generous Enclosed Rear Garden - Wide Plot
- Sought after Village with Easy Access to Derby & Ashbourne

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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