



25 Church Street, Ashbourne,
Derbyshire DE6 1AE Tel/Fax 01335 342936
www.doveproperty.co.uk



Langley Drive, Derby DE22 4PQ

£1,400 per calendar month

Unfurnished

Deposit £1,600

GENERAL DESCRIPTION

A modern build four bedroom link-detached executive home located in a new development just 5 minutes from the centre of Mickleover with excellent access to major routes and local amenities. Briefly comprising Entrance Hall, Good sized Lounge, fully fitted Kitchen Diner with appliances, Downstairs Cloaks, four Bedrooms, Ensuite Shower Room to principle, and Family Bathroom.

With a private Driveway offering off road Parking for one vehicle, leading to a linked Garage, with an enclosed Garden to the rear with patio seating area and shed.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band B

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via covered porch through UPVC double glazed, obscured entrance door into:

ENTRANCE HALL, with oak effect 'Karndean' flooring, two pendant light fittings and smoke alarm to ceiling. 'Myson' central heating control panel, single panelled central heating radiator. stairs off to First Floor and doors off to:

DOWNSTAIRS CLOAKS with oak effect 'Karndean' flooring continued, appointed with a white low flush W.C. and vanity wash hand basin with tiled splash back. Circular ceiling light fitment, extractor fan, and single panelled central heating radiator.

LOUNGE (17' x 12'11"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, and multi-media point with secondary telephone point. Double glazed windows to front and side aspects.



KITCHEN DINER (17'10" into cupboards x 11'10") with oak effect 'Karndean' flooring throughout, having well defined Kitchen and Dining areas. Dining area having pendant light fitting to ceiling, double glazed UPVC french doors to rear garden, telephone point, and double panelled central heating radiator. Kitchen area having recessed spotlights, extractor fan and CO detector to ceiling and double glazed window to rear aspect. Fitted with a range of white shaker style base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl, and mixer tap over. Built-in 'Zanussi' appliances including double electric oven, five ring range gas hob, stainless steel chimney extractor hood with matching splash back, dishwasher and tall fridge freezer units. Double door cupboard off concealing understairs storage cupboard and internet set-up.





FIRST FLOOR:

LANDING AREA at top of newly carpeted stairs with handrail and balustrade, pendant light fitting, loft access hatch, and smoke alarm to ceiling. Door concealing storage cupboard and doors off to:

BEDROOM 1 (12'11" into wardrobes x 11' plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect. Television point, built-in 4 sliding door wardrobe with hanging rail and shelf, and door through to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., wash hand basin and shower cubicle with glass concertina door housing a chrome thermostatically controlled mains shower. Circular light fitment and extractor fan to ceiling, room being part tiled with double glazed, obscured window to side, single panelled central heating radiator and oak effect 'Karndean' flooring.

BEDROOM 2 (11'7" x 8'8") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspect.

BEDROOM 3 (12' x 5'11"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed windows to rear aspect.

BEDROOM 4 (8'4" x 8'3"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed windows to front aspect.



FAMILY BATHROOM with oak effect 'Karndean' flooring, room appointed with a white three-piece suite comprising low flush W.C., wash hand basin, and bath with mixer tap. Circular light fitment and extractor fan to ceiling, room being half tiled with double glazed obscured window to side.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a short private footpath to the front entrance door with shrub filled borders to the front side. A footpath to the right side extends and leads to a gate giving access to the Rear Garden. Adjacent to the entrance path is a private drive offering parking for one vehicle, leading to a single linked Garage (int. dims. 19'10" x 9'11") with up and over door, power and light.



TO THE REAR OF THE PROPERTY is an enclosed rear Garden, predominantly laid to lawn with small patio seating area and a pre-installed wood storage shed.

VIEWING: By appointment through Dove Property