



Ashbourne Business Centre, Dig Street, Ashbourne,  
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**Farriers Court, Ashbourne Road, Kirk Langley, Derby DE6 4NF**  
£845 per calendar month      Unfurnished      Deposit £950

### **GENERAL DESCRIPTION**

A deceptively spacious, well presented, barn conversion with many character features situated in a convenient location with open outlook of the surrounding countryside to the rear.

The accommodation, presented to a high standard, briefly comprises; on the ground floor, entrance hall, fully fitted kitchen (including all appliances) with breakfast bar, large open plan living/dining area, downstairs w.c. On the first floor there are 3 large bedrooms and family bathroom which includes separate shower cubicle.

The property is accessed by gravel driveway leading to a garage and parking area. An enclosed garden to side and rear of the property is mainly laid to lawn with patio area from which to enjoy the appealing country setting.

Located in Kirk Langley, approx 3 miles from Derby, the property has excellent access via the A52 to all major commuter links and is in catchment area for good schools.

## **ACCOMMODATION**

ENTRANCE via attractive porch leading into;

ENTRANCE HALL with laminate flooring and doors leading off to;

KITCHEN (15'4 x 10'") fitted to a high standard, with exposed beams, there is a good range of cream fronted base and eye level units, including breakfast bar area. Integral appliances include stainless steel gas hob, with extraction canopy above, oven, fridge, freezer, microwave oven, dishwasher and washing machine. Laminate flooring with door leading to;



DINING/LOUNGE (19' x 15'5") this large, versatile room having windows to front aspect with further window & French doors leading to patio and garden area. Main features of the room being a gas stove and open beams. Laminate flooring and TV aerial point.



DOWNSTAIRS W.C. fitted with pedestal wash hand basin and low level w.c. Tiled flooring.

## **FIRST FLOOR**

BEDROOM ONE (15'7" x 11'5") having windows to rear aspect with open views of countryside beyond, fitted carpet & vaulted ceiling with beams.

BEDROOM TWO (12' x 8') having windows to front aspect, fitted carpet & vaulted ceiling with beams.

FAMILY BATHROOM with window to front aspect, the suite comprises bath, vanity wash hand basin, w.c. and separate shower cubicle. Ceramic tile flooring.

BEDROOM THREE (11'10" x 7'7") having windows to front aspect, fitted carpet & vaulted ceiling with beams.

## **OUTSIDE**

Vehicle access to the property is by gravelled driveway leading to a walled courtyard with garages, one belonging to the house. There is a small garden to the front of the property with further lawned and patio area to the rear and side.

**VIEWING: By appointment through Dove Property Management**