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**39 Ashbourne Road, Kirk Langley, Derbyshire, DE6 4NF**  
£635 per calendar month. Deposit £750 Unfurnished

### **GENERAL DESCRIPTION**

A deceptively spacious terraced cottage which has been thoughtfully renovated retaining many character features and finished to a high standard. Located in Kirk Langley, approximately 3 miles from Derby, the property has excellent access via the A52 to all major commuter links.

The cottage briefly comprises; entrance hall with lobby/study off, Lounge, Kitchen Diner, three Bedrooms and Family Bathroom. The property has an energy saving condensing boiler and double glazed windows throughout.

Early viewing highly recommended.

### **ACCOMMODATION**

#### **GROUND FLOOR**

**ENTRANCE** into hallway having ceramic tiled floor and doors leading off to;

**STUDY/RECEPTION ROOM** (4' 10" x 14' 5") with ceramic tiled floor continued from entrance and window to front aspect.

LOUNGE (10'1" x 21'7") Having double patio doors leading to charming rear patio area. The main feature of the room being the renovated brick fireplace, with sandstone hearth, perfectly complemented by the exposed ceiling beams. Television and telephone points. Fitted carpet. Further double doors leading to;



KITCHEN DINER (21'8" x 12'9") Windows to front and rear of the property, fitted with a range of pine base and eye level units incorporating roll edged laminate work surface, stainless silver sink with drainer and chromed mixer tap over. Integral electric single oven, four ring gas hob and extractor hood over. Ceramic tile flooring throughout.



The main feature of the dining area being a large brick fireplace with sandstone hearth and as with the lounge this is perfectly complemented by the original exposed beams. Additional storage is provided under the stairs.

Wooden staircase leading from Kitchen to;

## FIRST FLOOR

BEDROOM 1 (10'4" x 10'5") Window to rear aspect, fitted carpet and feature traditional cast iron fireplace.

BEDROOM 2 (9'8" x 9'10") With two windows to rear aspect (one being Velux) & fitted carpet



BEDROOM 3 (5'9" x 10'2") Window to front aspect, fitted carpet.

FAMILY BATHROOM appointed with white suite comprising low level W.C., pedestal wash hand basin and bath with shower over. The room has laminate flooring and chrome heated towel rail

### **OUTSIDE**

To rear of the property is a charming patio area with raised lawn and planted borders.



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