



## Brindley Close

Doveridge, Ashbourne, DE6 5RE

**\*\* SHOWHOME NOW OPEN \*\***

**\*\*SINGLE GARAGE\*\***

The Langley offers an L-shaped internal layout full of character, making it perfect for busy families. A welcoming hallway, complete with convenient storage cupboard and WC, ushers you into the main living areas. These include a dedicated home office, a spacious lounge and an expansive kitchen/dining/family room. French doors in both the kitchen and the lounge open to create a delightful outdoor space, perfect for BBQs or alfresco dining. On the first floor, a master bedroom oasts built-in wardrobes and an en suite. Three additional bedrooms and a family bathroom are all accessible from a striking galleried landing. To top it off, this executive family home also comes with a standalone single garage. Also offering including flooring throughout and top of the range Kitchen.

This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The Illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this

**Price Guide £394,995**

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## Details

Entrance Hall

Cloakroom

Lounge

10.6 x 16.5 (3.05m.1.83m x  
4.88m.1.52m)

Kitchen Diner

12.3 x 18.10 (3.66m.0.91m x  
5.49m.3.05m)

Study

9.8 x 6.10 (2.74m.2.44m x  
1.83m.3.05m)

Landing

Master Bedroom

12.3 x 15.1 (3.66m.0.91m x  
4.57m.0.30m)

Ensuite

5.8 x 6.7 (1.52m.2.44m x  
1.83m.2.13m)

Bedroom Two

11.5 x 9.9 (3.35m.1.52m x  
2.74m.2.74m)

Bedroom Three

10.6 x 6.8 (3.05m.1.83m x  
1.83m.2.44m)

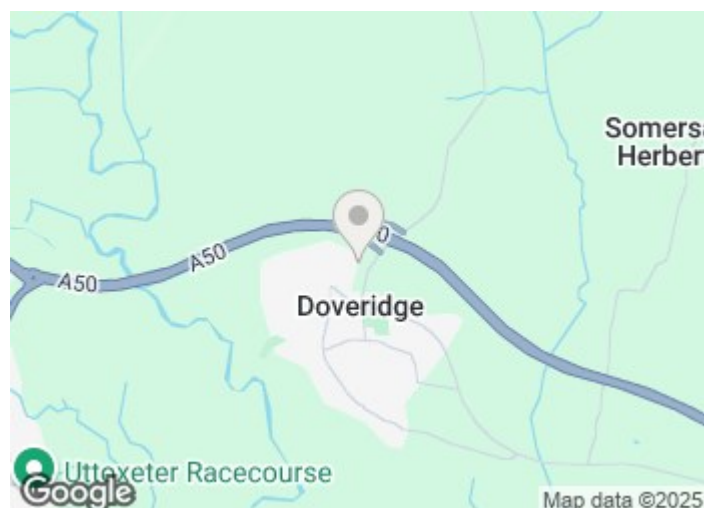
Bedroom Four

10.2 x 8.4 (3.05m.0.61m x  
2.44m.1.22m)

Bathroom

6.9 x 6.4 (1.83m.2.74m x  
1.83m.1.22m)

Single Garage

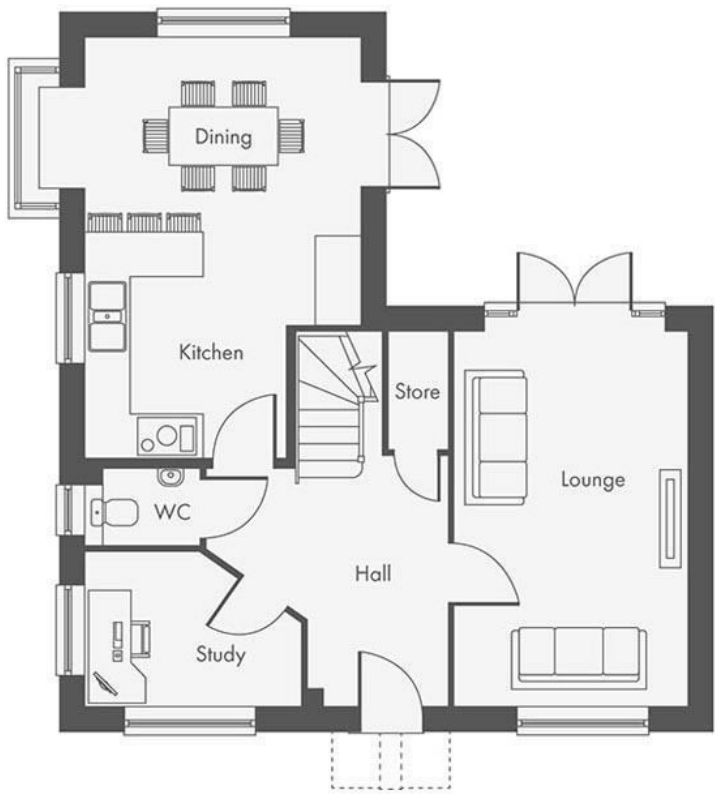


Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 