

Pickford Grove

Doveridge, Ashbourne, DE6 5PG

John
German





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Offers over £525,000

Magnificent executive style detached double fronted home providing immaculately presented, remodelled and balanced family sized accommodation, appointed to a superior standard, occupying a fabulous corner plot in this highly desirable village. No upward chain.



Significantly enhanced by the current owners, internal inspection and consideration of this fabulous David Wilson home is strongly recommended to appreciate the high standard and excellent remodelling of the first floor accommodation, though this could be easily restored to the original five bedroom layout. Presently offering four bedrooms with three bedrooms on the first floor, the ground floor living space complements this to provide a stunning residence. A significant amount of additional storage has been fitted into the property as have air conditioning units. The current vendors have confirmed that they have made £70,000 worth of upgrades to the property and hold the relevant receipts for the works carried out.

Considerable work has also been done to the gardens and to the double garage which now provides an office ideal for working from home, plus a shower room, laundry and storage room, all providing scope for a potential annex (subject to obtaining the necessary consents).

Situated on the extremely attractive David Wilson development on the edge of this highly desirable village, amenities within walking distance include a convenience shop and small post office with adjoining coffee room, First School, public house, sports club, village hall and historic church. The towns of Uttoxeter and Ashbourne are both within easy commutable distance where a wide range of amenities can be found plus the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy porch with part obscure double glazed door leads to the welcoming reception hall providing an impressive introduction to the home with a Karndean floor which runs through the majority of the ground floor space. There is also a built-in cloaks cupboard, additional storage fitted under the stairs, a stylish guest's WC with a contemporary two-piece suite, stairs to the first floor and doors to the spacious living area.

The well-proportioned lounge enjoys a good degree of natural light provided by a walk-in bay window to the front and wide French doors with side lights opening to the garden, plus a fitted air conditioning unit.

The second separate reception room is presently used as a sitting room though it could be used as a formal dining room, having dual aspect windows providing natural light including a walk-in bay window to the front.

The real hub of this family home is the well-equipped open plan dining kitchen which benefits from air-conditioning throughout and has windows to three sides including a walk-in bay with French doors opening to the garden. There is an extensive range of base and eye level units with work surfaces and matching breakfast bar, inset sink unit with mixer tap, a six ring gas hob with a glazed splash back and extractor over, a built-in double oven plus an integrated dishwasher and fridge freezer.

Completing the ground floor accommodation is the utility that has a range of base and eye level units including a glass fronted display cabinet, inset sink unit and door to the garden.

Originally having five bedrooms to the first floor, the pleasant landing with built-in storage now has doors opening to four good sized bedrooms, two of which benefit from air-conditioning, plus the luxury family bathroom that has a contemporary white suite incorporating both a panelled bath and separate double shower cubicle with complementary tiled splash backs and a feature tiled floor. The delightful master bedroom has dual aspect windows and a dressing area with built in wardrobes plus the benefit of a luxury en suite shower room incorporating a double shower cubicle. The second bedroom also benefits from a luxury en suite shower room also having a double shower cubicle. The third double bedroom presently has a spacious walk-in dressing room

(previously a bedroom). The fourth bedroom is currently kitted out as a study with extensive fitted furniture. To the rear an extremely pleasant low maintenance garden has a natural stone paved patio providing an entertaining area with lighting and multiple power points leading to an artificial lawn, the majority of which is enclosed by a 9' tall brick wall providing privacy and serenity. The summerhouse has a power supply and is presently used as a gym.

French doors lead to what is presently a home office with a laminate floor and air-conditioning, it benefits from being close to the home but has separate working space. A door leads to a fitted shower room which has a three-piece suite. There is also access to a laundry room giving further access to a useful store room. Formerly a double garage, this whole space is fully insulated and has under floor electric heating, it could be converted back or potentially used as ancillary accommodation subject to the necessary consents.

To the front a landscaped garden wraps around one of the side elevations. On the opposite side is a double width tarmac driveway which provides ample off road parking.

Please note there is a green space charge of £220 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property. The property has an LPG central heating system with its supply shared by the whole development. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

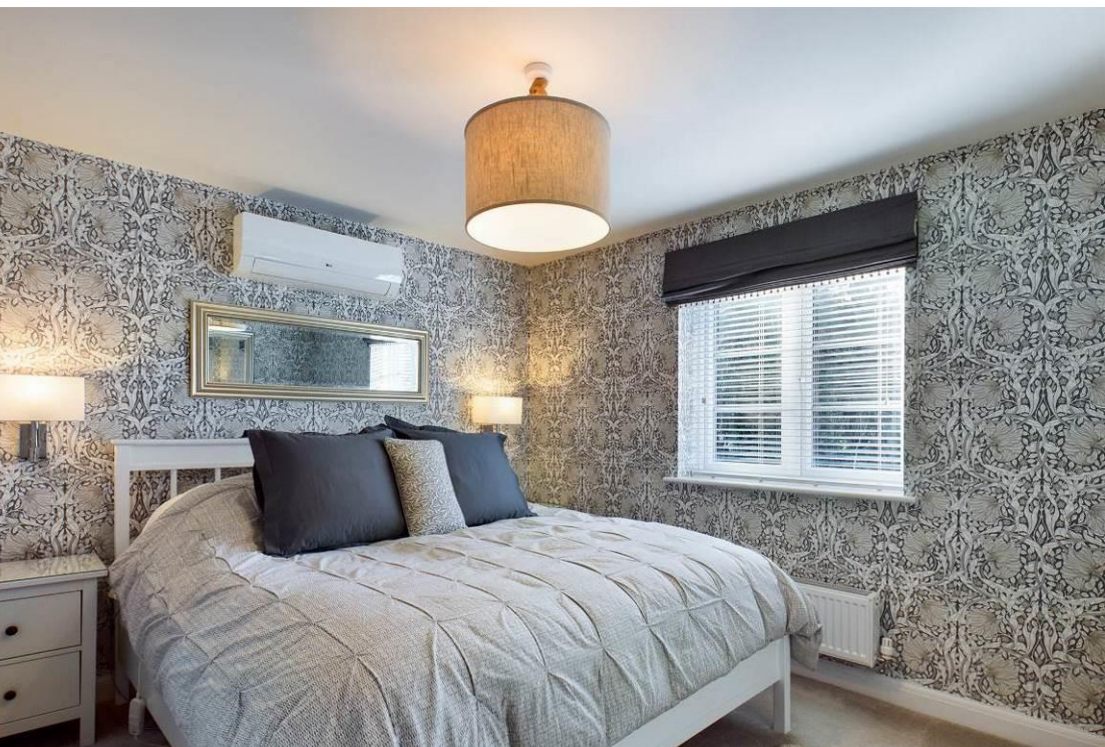
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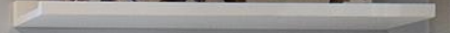
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F



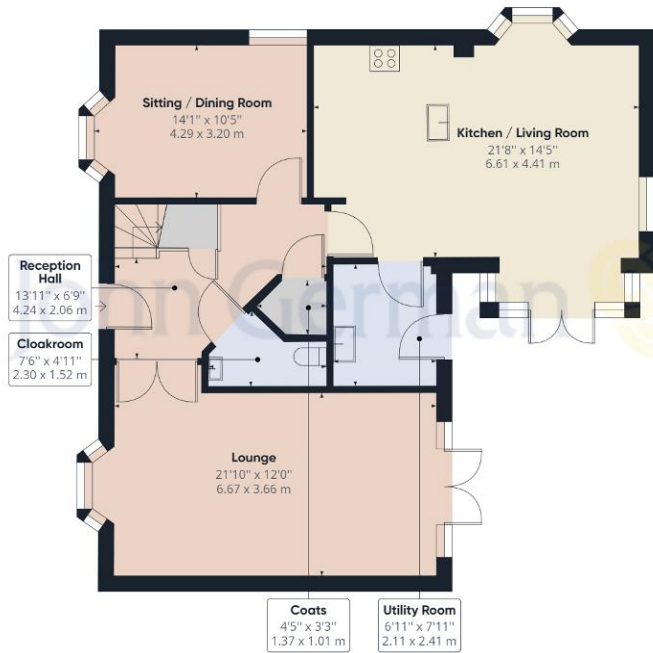












Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2217.78 ft²

206.04 m²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | East Leake | Lichfield | Loughborough
 Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



