

# Meadow View

Doveridge, Ashbourne, DE6 5LT



Available with no upward chain is this detached family home, which is situated in the popular village of Doveridge, with local amenities within walking distance. The property has two reception rooms, conservatory, kitchen, utility, four bedrooms, off road parking and gardens to the front and rear.

£355,000

John German 

The popular village of Dove ridge has its own primary school, village shop/post office, pub restaurant together with excellent access to the A50 with its M1 and M6 links. The market towns of Uttoxeter and Ashbourne are also within easy reach, Uttoxeter having good schools, local railway station and sports and leisure facilities.

**Accommodation.**

A front entrance door opens into the hall with two useful built-in storage cupboards, stairs rising to the first floor and doors leading off to the ground floor accommodation.

The first reception room is a spacious dining room which overlooks the front garden. The second reception room is a generous sized lounge with windows to the side and rear. There is a focal fireplace with "Adam" style surround and inset cast-iron log burner. Off the lounge is a brick-built conservatory with a polycarbonate roof, windows framing views over the rear garden and French doors leading out onto the patio.

The breakfast kitchen has space for a breakfast table in the centre of the room and is fitted with a comprehensive range of base and eye level units with roll edge work surfaces, inset sink unit with mixer tap, tiled splashbacks, built-in eye level oven, halogen hob with pull out extractor fan over, double glazed door to the garden and windows to the side and rear.

The garage was converted some time ago into a large utility/boot room with a second separate entrance to the front with double doors. There is plenty of room to reorganise the space to keep a utility room but possibly add a study or playroom if desired.

Completing the ground floor accommodation is a guest cloakroom which is fitted with a two-piece suite and a heated towel rail.

To the first floor there is a spacious landing with a built-in airing cupboard and doors leading off to the bedrooms and the family bathroom, which is fitted with a three-piece suite comprising; WC, pedestal wash hand basin and panelled bath.

The master bedroom has two built-in double wardrobes and benefits from an en-suite comprising; concealed flush WC, washbasin in vanity unit with cupboard storage under, shower enclosure and there is a heated towel rail.

There are three further well-proportioned bedrooms, two of which also have built-in double wardrobes.

Outside, the property is set back from the road behind a lawned front garden with established shrubs and bushes. A block paved driveway provides off road parking. Gated access to the side leads to a lovely private and fully enclosed rear garden with an artificial lawn, well stocked beds and borders, a block paved patio area and a timber garden shed.

**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, there is oil fired central heating (no gas) but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environmental-agency](http://www.gov.uk/government/organisations/environmental-agency)

**Our Ref:** JGA/120423

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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