

Hall Drive

Doveridge, Ashbourne, DE6 5LG

John 
German





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Offers In Region Of £725,000

Individual detached home offering generously sized and adaptable family accommodation situated on the edge of the highly desirable village, enjoying magnificent far reaching views to the rear.



Set on a quiet private road on the edge of the village, this individual residence occupies a lovely plot extending to approximately 0.3 acres and enjoys some simply stunning elevated views over the surrounding countryside, River Dove and towards Uttoxeter.

For sale with no upward chain involved, the home itself has had a considerable amount of work done by the current owners, including a fabulous open plan dining kitchen and triple sliding doors in the lounge, though there is scope for personalisation in some parts to make it your own. Offering flexible accommodation suitable for a variety of buyers including multi-generational families and those working from home.

The village provides a lovely range of amenities including a first school, the village shop and small post office with adjoining coffee room, The Cavendish Arms public house, sports club, bowling green and tennis courts and the church. Several walks through surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are only a short commute away and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

An oak pillared canopy porch provides space to kick off those boots with a composite door with double glazed skylights opening to the welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the guest cloakroom/WC.

The generously sized lounge has wide, triple slide patio doors to the rear providing an immense amount of natural light and fabulous views, plus a log burner set in the chimney breast.

An opening leads into the real hub of the home, the extremely spacious fitted dining kitchen, extending to the full width of the property with the dining area enjoying the stunning views through its wide picture window and bi fold doors to patio. The impressive kitchen area has an extensive range of base and eye level units, plus an island with quality worktops and breakfast bar, inset sink unit set below the front facing window, aga, fitted electric hob, built in double oven, integrated fridge freezer and dishwasher.

The useful utility room has a range of units with work surfaces and sink unit set below the front facing window, space for appliances and the central heating boiler, plus a door to the rear patio.

Completing the ground floor space is an adaptable reception room, suitable as a study or family room having an en suite WC meaning it could equally be used as a ground floor bedroom if required and having direct access to the rear garden.

The pleasant first floor landing has two front facing windows and access to the loft and airing cupboard. Doors leads to the good sized bedrooms, all enjoying magnificent far reaching rear views, the master bedroom also benefitting from a fitted en suite bathroom.

The first floor currently incorporates ancillary accommodation with the fourth bedroom presently laid out as an open plan living/dining kitchen with fitted units and appliances plus an en suite bathroom. This space could quite simply be converted back to an en suite bedroom.

Finally, there is the impressive family shower room which has a modern white suite incorporating a large double shower cubicle with mixer shower over and feature tile splashbacks.

Outside to the rear, the lovely westerly facing garden has a natural stone paved patio providing an extremely pleasant entertaining space, enjoying the far reaching views and the afternoon/evening sun. Leading to the good sized garden laid to lawn with borders and made to feel even larger by the presence of a ha-ha fence to the adjoining fields.

To the front is a further garden laid to lawn with borders and a blossom tree, a sweeping in and out driveway provides off road parking for numerous vehicles.

What3words: rewarded.thrusters.sooner

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

Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/21042023

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











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Ground Floor

Approximate total area⁽¹⁾
 2615.99 ft²
 243.03 m²



Floor 1

(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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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