

Alms Road

Doveridge, Ashbourne, DE6 5JZ

John 
German





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£355,000

Extended traditional cottage providing well presented and deceptively spacious family sized accommodation set over three floors and located in the highly desirable village of Doveridge.



Whether looking to move up or down the property ladder, viewing of this attractive family home is strongly recommended to appreciate its size and layout, condition and most noticeably its pleasant position that backs onto the village playing fields.

Located in the heart of the well regarded and highly sought after village, within easy walking distance to its range of amenities including the village shop and post office with adjoining coffee room, first school, The Cavendish Arms public house, sports club, village hall, tennis courts, bowling green and its picturesque church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both in easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A composite and part obscured double glazed entrance door opens to the welcoming hall, leading to the ground floor accommodation and having a door to the fitted guest cloakroom/WC which has a modern two piece suite.

The well equipped and impressive fitted kitchen has an extensive range of base and eye level units with fitted work surfaces and inset sink unit, fitted electric hob with an extractor over and oven under, plus integrated appliances including a dishwasher, washer/dryer and fridge freezer. An arch leads to the pleasant dining room which has a front facing window and a door leading to the stairs for the first floor.

To the rear is a generously sized lounge which extends to the full width of the cottage, having a focal chimney breast with a log burner set on a slabbed hearth. French doors and windows lead to the generously sized brick and uPVC double glazed conservatory providing further living space, enjoying a pleasant outlook over the garden with French doors opening to the patio.

To the first floor, the landing has stairs rising to the second floor plus a built in storage cupboard. Doors lead to the three bedrooms, two of which can accommodate a double bed and the superior fitted bathroom which has a modern four piece white suite incorporating both a panelled spa bath and a separate double shower cubicle.

To the second floor, the landing has a door opening to the master double bedroom with fitted wardrobes to one side in the eaves, plus a further storage cupboard and dual aspect windows provide an abundance of natural light. A door leads to the en suite toilet room which has a modern white two piece suite with tiled splashbacks and further storage in the eaves.

Outside to the rear, a block paved patio provides a lovely entertaining area leading to the garden which is mainly laid to lawn with borders enjoying a good degree of privacy and a further decked seating area. Gates lead to the front and also direct access to the playing fields. To the side of the cottage is an extremely useful timber constructed shed which has doors to both the front and side elevations. To the front is a block paved driveway providing ample parking for several vehicles.

What3words: appealing.stylists.beak

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

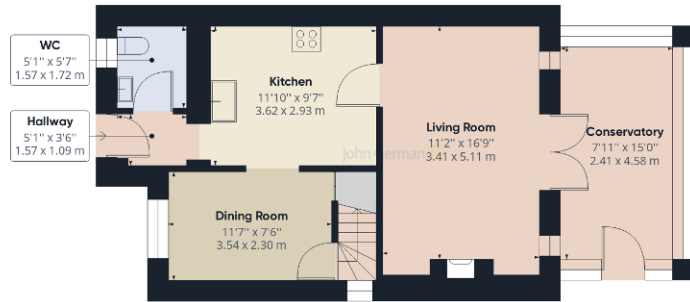
Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

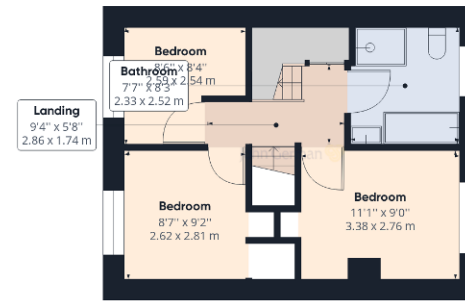
Our Ref: JGA/24052023 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D



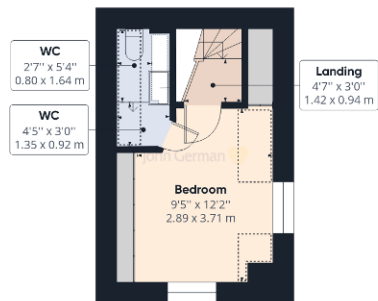




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1141.35 ft²

106.04 m²

Reduced headroom

29.74 ft²

2.76 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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 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		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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