

Glebe Close

Doveridge, Ashbourne, DE6 5NY

John 
German





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£599,000

Attractive executive style home having well planned and extended family sized accommodation providing generously proportioned and balanced space, occupying a delightful corner plot in this highly desirable village.



Viewing and consideration of this fabulous family sized home is strongly recommended to appreciate its room dimensions and layout providing equally impressive space on both the ground and first floors that extends to over 2000 sq.ft, standard and its well maintained condition. Occupying a delightful corner plot that extends to approximately 0.2 acre in total incorporating ample parking and a detached double garage.

Situated in this well regarded and popular village within walking distance to its range of amenities including the village shop and small post office, primary school, The Cavendish Arms public house, sports club and active village hall, tennis courts, bowling green and the picturesque church. Several countryside walks through the surrounding area are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy porch and entrance door opens to the welcoming hall having a feature Kamdean floor and stairs rising to the first floor with a useful storage cupboard below plus doors leading to the spacious ground floor accommodation and the fitted downstairs WC.

The principal lounge extends to the full depth of the home having a deep walk-in bay window to the front and sliding patio doors to the southerly facing rear garden. A focal chimney breast houses a living flame effect electric fire and a feature surround. Glazed double doors open to the formal dining room that overlooks the rear garden and has a door into the kitchen.

The extremely impressive and generously sized kitchen is fitted with an extensive range of base and eye level units with granite work surfaces and inset sink unit set below a rear facing garden, fitted electric hob with an extractor hood over, built in double oven plus an integrated dishwasher and full height fridge and freezer. French doors provide direct access to the rear patio and garden and glazed double doors lead to the very useful family room, ideal for a number of uses such as a playroom, games room or home office.

The fitted utility room has a range of base and eye level units, work surfaces incorporating a sink unit, space for appliances, two side facing windows and double glazed door to the garden.

Completing the ground floor is the study positioned at the front of the home.

The pleasant first floor landing has a built in airing cupboard and front facing window providing natural light. Doors lead to the five good sized bedrooms, four of which can accommodate a double bed, and the rooms to the rear enjoy lovely far reaching views. The spacious master bedroom has a front facing walk-in bay window and fitted wardrobes plus its own ensuite bathroom having a white suite incorporating a panelled bath with mixer tap and shower attachment over. The second bedroom also has the benefit of its own ensuite having a white three piece suite incorporating a shower cubicle.

Completing the accommodation is the family bathroom which has a modern white four piece suite including both a panelled bath and a separate double shower cubicle.

Outside - To the rear a paved patio provides a lovely entertaining area enjoying a degree of privacy leading to the wide garden laid mainly to lawn with well stocked beds and borders containing a large variety of plants and shrubs. A gate leads to a further enclosed side garden having established planted borders and trees plus gated access to the front.

To the front there are well stocked shaped beds and borders containing a variety of shrubs and hornbeam hedges plus gravelled driveway providing ample off road parking for numerous vehicles leading to the detached double garage that has two up and over doors, power points and light.

what3words: a wards.charities.text

Agents note: The property benefits from solar panels. We await further information from our vendor.

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

Services: The property has electric storage heating. Mains water, drainage, 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/19072023

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







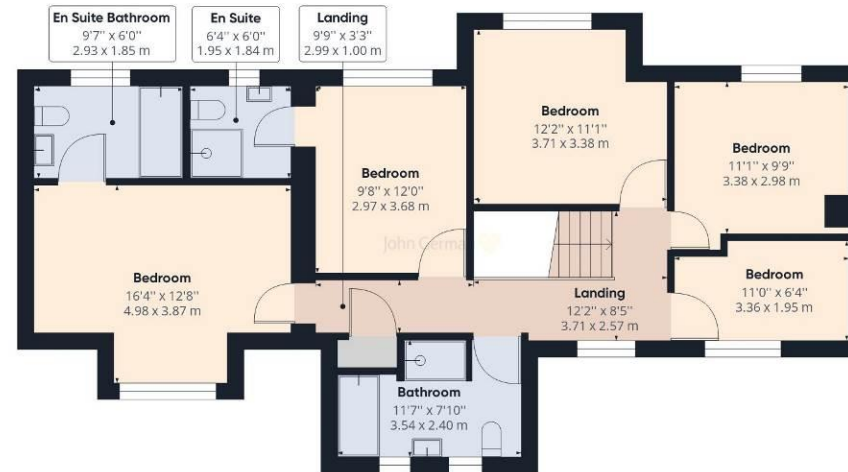








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2284.86 ft²

212.27 m²

(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

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		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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