

Derby Road

Doveridge, Ashbourne, DE6 5JU

John German





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£269,500

Extremely attractive, traditional terraced cottage backing onto fields and with off road parking providing deceptively spacious and extended accommodation set over three floors. Situated on the edge of the highly desirable village.



Whether looking to move up or down the property ladder, or even making your first steps onto it, internal inspection and consideration of this delightful traditional cottage is imperative to appreciate its deceptive size, layout, combination of traditional character and features with modern high specification, beautiful views of the surrounding fields and beyond to the rear, plus its exact position.

Situated on the edge of this highly sought after and well regarded village, within easy reach of its amenities including the village shop and post office, The Cavendish Arms public house, sports club, active village hall, tennis courts, bowling green and the picturesque church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A composite and part obscured double glazed door opens to the hall where stairs rise to the first floor and a solid oak door leads to the ground floor accommodation. The front facing sitting room has a focal chimney breast with an exposed brick fireplace and timber mantle, fitted storage and shelving either side of the chimney breast and a large window providing natural light.

To the rear is the real hub of the home, the impressive open plan dining kitchen which has a range of base and eye level units with quartz tops and matching breakfast bar, inset sink unit, fitted electric hob with extractor over and oven under, integrated dishwasher and space for further appliances. In the kitchen area, two windows and a double glazed door enjoy a lovely view along the rear garden. In the dining area there is an original range stove feature and oak doors lead into the useful understairs laundry cupboard and the fitted downstairs WC.

To the first floor, a door leads to the stairs for the second floor and oak doors open to two double bedrooms, plus the superior fitted family bathroom which has a modern white three piece suite incorporating a panelled shower bath with a mixer shower and fitted glazed screen above. The feature rear facing master bedroom has Juliet windows with shutters, enjoying a fabulous far reaching view over the surrounding countryside and the benefit of a superior en suite shower room having a white three piece suite incorporating a double shower cubicle with complimentary tiled splashbacks.

On the second floor is the third double bedroom, having double glazed skylights to both the front and rear, plus ample storage within the cupboards set in the eaves.

Outside to the rear, a paved patio provides a pleasant entertaining area, leading to the good sized garden which is predominantly laid to lawn with a well stocked border to one side and a further seating area at the bottom of the garden overlooking the adjacent fields. To the front is a gravelled driveway providing off road parking.

What3words: assist.list.engulfing

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

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

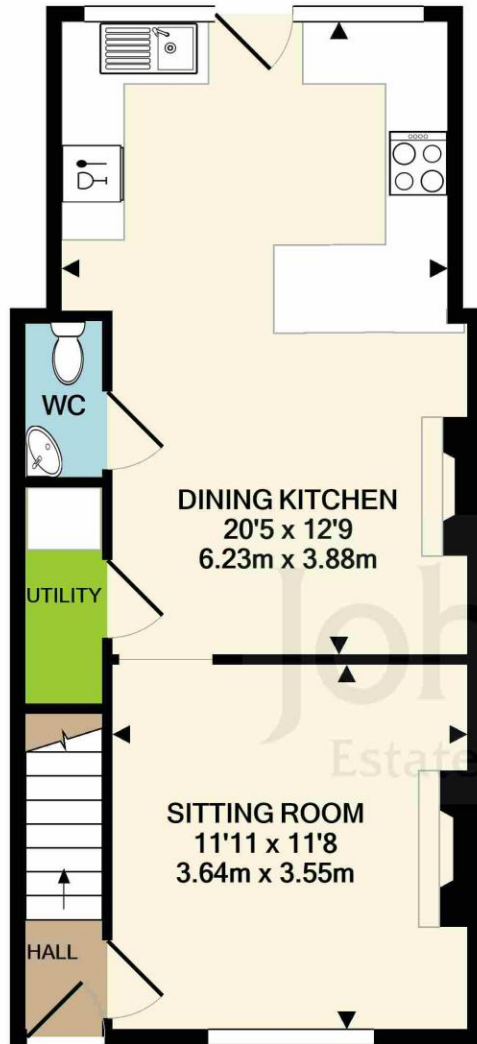
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/03102023

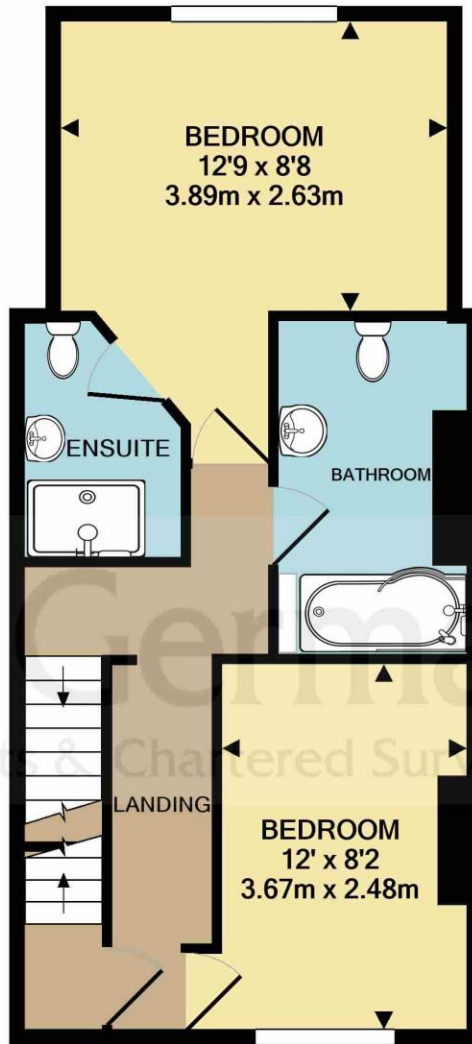
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B



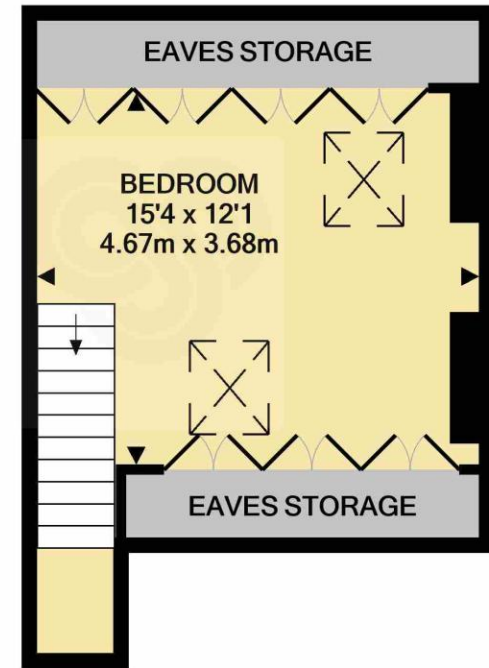




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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