

Maple Close

Doveridge, Ashbourne, DE6 5LU



An attractive detached family home situated within a lovely cul-de-sac within the village of Doveridge.

£430,000

John German 

This beautifully appointed four bedroom detached family home is situated within a lovely cul-de-sac within the highly popular village of Doveridge, providing easy commutable access to the surrounding towns of Uttoxeter and Ashbourne plus the nearby A50 dual carriageway links the M1 and M6 motorways and the cities of Derby and Stoke on Trent. Within walking distance of the home are the village amenities which include the First School, village shop and small post office with adjoining coffee room, The Cavendish public house, village hall, sports club and the beautiful church. Also, on the doorstep are walks through the surrounding countryside.

Accommodation - A storm porch with an entrance door leads to the impressive and welcoming hallway where carpeted stairs rise to the first floor landing with useful understairs storage beneath and doors off opening to the ground floor accommodation and the downstairs WC.

The spacious living room extends to the full depth of the property having a focal fireplace and front facing window plus sliding patio doors opening to the rear garden.

The heart of the home is the impressive and recently re-fitted open plan Kitchen/Diner fitted with a modern range of matching wall and base units with gold fittings, space for a range style cooker and a selection of integrated kitchen appliances, there are windows to the front and rear aspects and spotlights to the ceiling. Completing the ground floor is the utility room with access out to the rear garden.

To the first floor the lovely landing has a built-in airing cupboard and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and the decent sized fourth bedroom having built-in wardrobes.

The master bedroom has a range of built-in wardrobes and the benefit of recently re-fitted luxury en-suite shower room with the added benefit of electric underfloor heating, shower cubicle with rainfall shower low level WC, feature bathroom mirror, wash hand basin, gold towel rail and spotlights to the ceiling.

The family bathroom has also been recently re-fitted to a high standard, with a white suite with matt black fittings comprising of free standing bath with recessed shelf, sink with storage unit below, low level WC, matt black heated towel rail, there are spotlights to the ceiling and an obscured uPVC double glazed window to the rear aspect.

Outside, to the rear of the property is a wide slabbed patio provides a pleasant entertaining area leading to the good-sized garden which is mainly laid to lawn with well stocked borders, and gated access to the front. To the front of the property is a wide tarmac driveway providing ample off-road parking for several vehicles leading to the attached garage that has an up and over door, loft space above, power and a personal door to the garden.

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

Services: 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

Our Ref: JGA09102023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

1406.42 ft²
130.66 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent