

# Alms Road

Doveridge, Ashbourne, DE6 5JZ

John   
German









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Doveridge, Ashbourne, DE6 5JZ

£400,000

Attractive individual detached cottage providing deceptively spacious and balanced family sized accommodation, backing onto playing fields in the heart of the highly desirable village.





Internal inspection of this traditional cottage is strongly recommended to appreciate its room dimensions and layout extending to approximately 1500 square feet (to be verified), retained character and its exact position enjoying a degree of privacy to the rear and parking for numerous vehicles at the front. Situated in the heart of the sought after and well regarded village, within easy walking distance to its amenities including the village shop and post office, first school, The Cavendish Arms public house and active sports club, tennis courts and bowling green, historic church and walks through the surrounding countryside. 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 uPVC part obscured double glazed door opens to the enclosed porch which provides space to take off those coats and boots. The spacious open plan living room extends to the full width of the cottage having a focal Inglenook fireplace to one side and a central chimney breast with an inset log burner on the opposite side. This space could be easily used as two reception areas if desired, with front facing windows providing ample natural light, plus a bespoke wrought iron staircase leading to the first floor. A door leads to the separate study, having a rear facing window providing an ideal workspace.

Positioned to the rear of the cottage is the kitchen which has a range of units with worktops and in set Belfast style sink set below the wide window overlooking the garden, space for a cooker and further appliances, plus an arch leading to the separate dining room, also overlooking the garden having a door giving direct access to the garage. Completing the ground floor space is the side porch/laundry which has dual aspect windows and a door to the outside, fitted worktop and appliance space, plus a sliding door to the downstairs WC which has a two piece suite and feature wall panelling.

To the first floor, the landing has doors leading to the four good sized bedrooms, each able to accommodate a double bed and the rooms to the rear enjoying a pleasant outlook, one of which has a double glazed door opening to a small balcony. Both the master bedroom and bedroom two benefit from en suite facilities, the master having a white three piece bathroom and the second bedroom having a white three piece shower room. Completing the accommodation is the fitted family bathroom, also having a white three piece suite incorporating a panelled bath with an electric shower and glazed screen above.

Outside to the rear, a feature paved patio provides a fabulous seating and entertaining area with a timber constructed outside bar/covered seating area leading to the garden mainly laid to lawn with borders, space for sheds, gated access to the front and a further gate opening to the playing fields at the rear. Additionally, there are external power points. To the front is a wide driveway providing ample parking for numerous vehicles, leading to the good sized garage which has an up and over door, power points and light.

**What3words:** grace.zoom.schematic

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

**Property construction:** Brick. **Parking:** Drive & garage. **Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Oil fired central heating system

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15012024

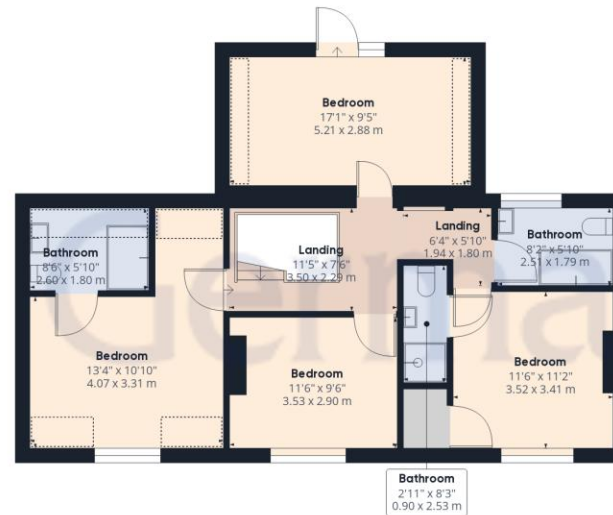








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1821.99 ft<sup>2</sup>  
169.27 m<sup>2</sup>

**Reduced headroom**

84.89 ft<sup>2</sup>  
7.89 m<sup>2</sup>

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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