

# Oak Drive

Doveridge, Ashbourne, DE6 5NF



Well maintained detached home with extended family sized accommodation including three double bedrooms and an suite, situated on a quiet cul de sac in the highly desirable village.

£300,000

John German 

Whether looking to move up or down the property ladder, viewing of this generously sized extended home is strongly advised to appreciate its room dimensions, scope for personalisation and its exact cul de sac position.

Situated in the highly desirable and sought after village within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club and active village hall, tennis courts and bowling green and the picturesque church, plus the several walks through the surrounding countryside. The towns of Uttoxeter and Ashbourne are both within 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 glazed enclosed porch with timber and part obscured glazed double doors opens to the well proportioned lounge which has a wide front facing window providing an abundance of natural light and stairs rising to the first floor.

Part glazed double doors open to the fitted dining kitchen which extends to the width of the original home having a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and electric oven under, integrated appliances plus a built-in pantry. A uPVC part obscured double glazed door opens to the side elevation and double doors lead to the brick base and uPVC double glazed constructed conservatory providing an additional living space overlooking the garden with a tiled floor and uPVC double glazed door opening to the patio.

To the first floor, the landing has a built-in airing cupboard and doors to the three good sized bedrooms, all of which are able to accommodate a double bed with two having built in double wardrobes. The master bedroom benefits from a dressing area which has a fitted wardrobe and an en suite shower room with a three piece suite incorporating a double shower cubicle.

Completing the accommodation is the family bathroom which also has a three-piece suite incorporating a panelled bath with electric shower and glazed screen above, tiled splashbacks, plus half tiled walls and dual aspect windows.

Outside to the rear, a block paved patio leads to the garden which is mainly laid to lawn having well stocked borders containing a variety of shrubs and plants. The block paving extends to the side of the home, with gated access to the front. To the front, there is a wide block paved driveway providing ample off-road parking with a shrub bed and access to the garage which has an electric roller door, power and light and personal door to the rear.

**What3words:** grafted.goal.resold

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Oil

(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 C

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

**Our Ref:** JGA/03072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area<sup>®</sup>

1119.75 ft<sup>2</sup>  
104.03 m<sup>2</sup>

Reduced headroom

40.64 ft<sup>2</sup>  
3.78 m<sup>2</sup>

(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.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 Approved Code  
Trading Standards UK

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

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