

# Derby Road

Doveridge, Ashbourne, DE6 5JU

John German



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£284,000

Attractive Traditional Terraced Cottage with Deceptively Spacious & Extended Accommodation Set over Three Floors, Presented and Appointed to a Superior Standard, Situated on the Edge of the Sought-After Village Backing onto Fields.



Ideal whether looking to move up or down the property ladder, or for your first home, internal inspection and consideration of this beautiful home is absolutely essential to appreciate its room dimensions and layout which including three good sized bedrooms and fabulous open plan dining kitchen, its fabulous turn-key condition throughout, and its exact position on the edge of the village with views over fields to the rear.

Located in the well-regarded and sought-after village within walking distance to its range of amenities including first school, The Cavendish Arms public house, sports club, village hall, tennis courts, bowling green and its picturesque church. Several walks through the surrounding countryside are also on the doorstep. 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.

**Accommodation:** A composite entrance door opens to the hall, where stairs rise to the first floor and an oak door leads to the extended ground floor accommodation.

The comfortable sized front facing lounge has a focal chimney breast with fitted cupboards and shelving either side, plus a log burner set on a brick hearth and a timber mantel.

The heart of this fabulous home is the hugely impressive open plan living/dining kitchen. The living/dining area having a focal cast range set into the chimney breast, with oak doors to the useful understairs laundry and the fitted downstairs w.c. The superior kitchen has an extensive range of base and eye level units with lovely quartz worktops and a matching peninsula breakfast bar, an inset sink unit set below one of the two windows overlooking the garden and fields beyond, a fitted electric hob with a stainless steel extractor hood over and electric oven under, an integrated dishwasher and space for a fridge/freezer, plus further additional natural light and direct access to the patio and garden via the uPVC double glazed door.

To the first floor the landing has a timber lath wall feature, a door to the stairs rising to the second floor, and oak doors to the two good sized bedrooms and the fitted family bathroom which has a superior white suite incorporating a panelled shower bath with a mixer shower and glazed screen above. The delightful rear facing master bedroom has uPVC double glazed double Juliette windows and shutters providing a fabulous far-reaching view, and the benefit of a superior ensuite shower cubicle having a suite incorporating a double cubicle with an electric shower over.

On the second floor is a third double bedroom, having double glazed skylights to both the front and rear elevations, and storage cupboards in the eaves.

**Outside:** To the rear a beautiful paved patio provides a lovely seating and entertaining area leading to the good-sized garden which is laid to lawn with a raised gravelled border to one side containing shrubs, and a further decked seating area at the top of the garden adjacent to the surrounding fields. Please note that there is a right of access across the rear of the terrace. To the front a gravelled drive provides off-road parking.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Oil fired (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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 A

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

**Our Ref:** JGA02022026

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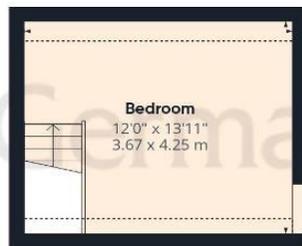




Ground Floor



Floor 1



Floor 2



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

993 ft<sup>2</sup>

92.4 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>

2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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