

# Cavendish Close

Doveridge, Ashbourne, DE6 5LB

John German





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£325,000

An immaculately maintained and extremely well presented detached chalet style residence providing deceptively spacious and versatile family sized accommodation, occupying a delightful corner plot in a quiet cul-de-sac on the edge of this highly desirable village.



Viewing is highly recommended to appreciate the size and standard of this fabulous family home which offers well-proportioned and flexible accommodation with four bedrooms, three receptions rooms and a conservatory.

Occupying an extremely well tended plot with a wide rear garden enjoying a good degree of privacy, the property is in easy reach of the village's amenities including a primary school, general store with coffee shop, public house, sports club and the picturesque St Cuthbert's Church.

Transport links give convenient access to Uttoxeter, Ashbourne, Derby, the Peak District National Park, the A50, M1 and the M6.

A UPVC double glazed entrance door leads into a welcoming reception hall having a feature wooden block floor, stairs rising to the first floor and doors to the spacious ground floor accommodation.

The generously sized lounge has dual aspect windows and a feature fireplace providing the focal point. A wide double doorway leads into a dining room which gives access to the fitted kitchen with appliances and a brick and UPVC double glazed conservatory overlooking the delightful garden. The sizeable breakfast room/utility has a door to the side, a fitted work surface and space for appliances. An inner lobby has doors leading to the study, garage and boiler room which houses the free-standing oil fired central heating boiler. Completing the ground floor accommodation is a good-sized bedroom and a family bathroom having a fitted three-piece suite with contemporary tiled walls.

To the first floor are three further good-sized bedrooms, two of which have built-in storage and a fitted family shower room having a three-piece suite.

Outside, a paved patio leads to the immaculate wide rear garden which is mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants. There is also a rockery bed, further seating area, shed, greenhouse and gated side access.

The front garden is also laid to lawn with a shared driveway leading to the property's own drive with a further hardstanding area giving access to the garage.

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

**Services;** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites**

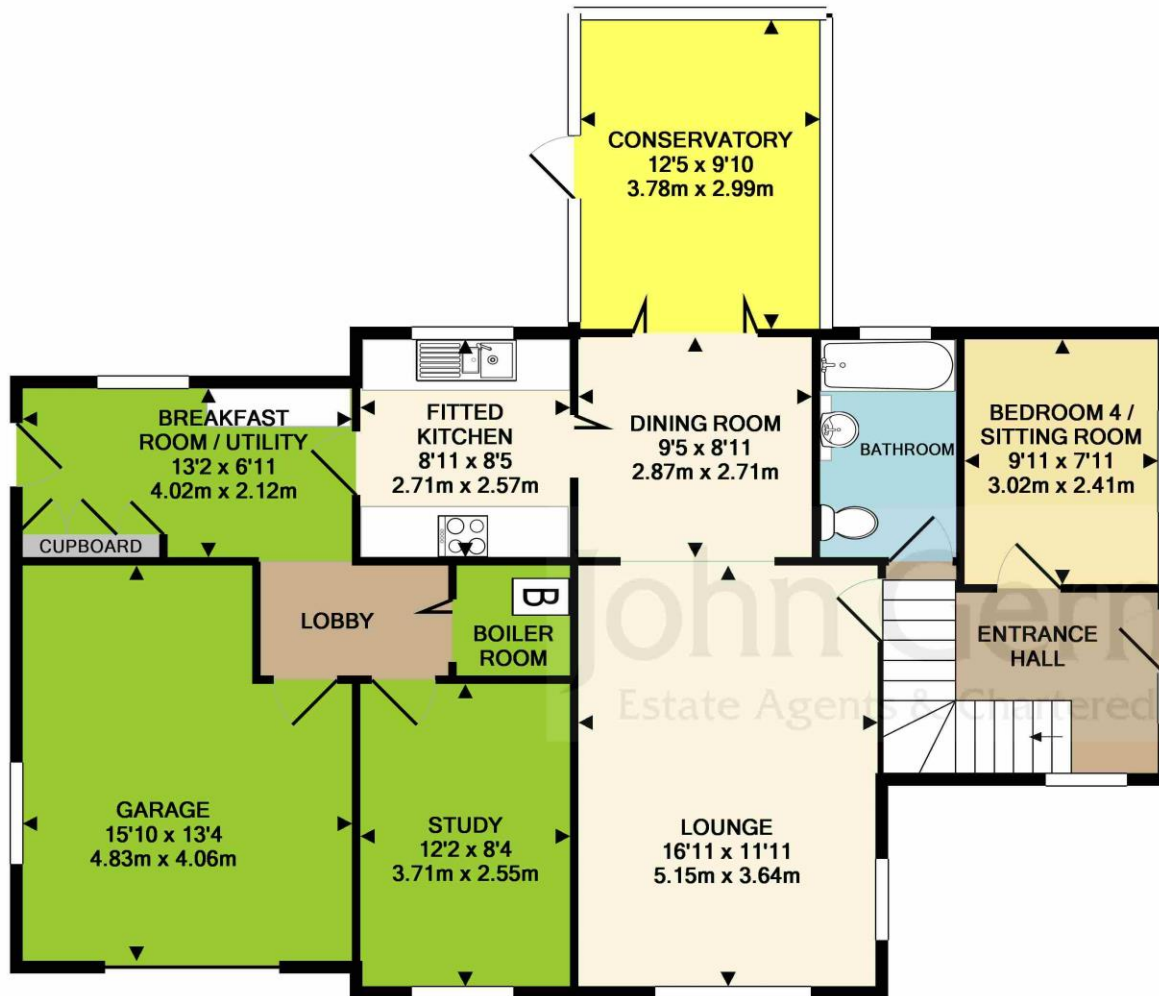
[www.environment-agency.co.uk](http://www.environment-agency.co.uk)

[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

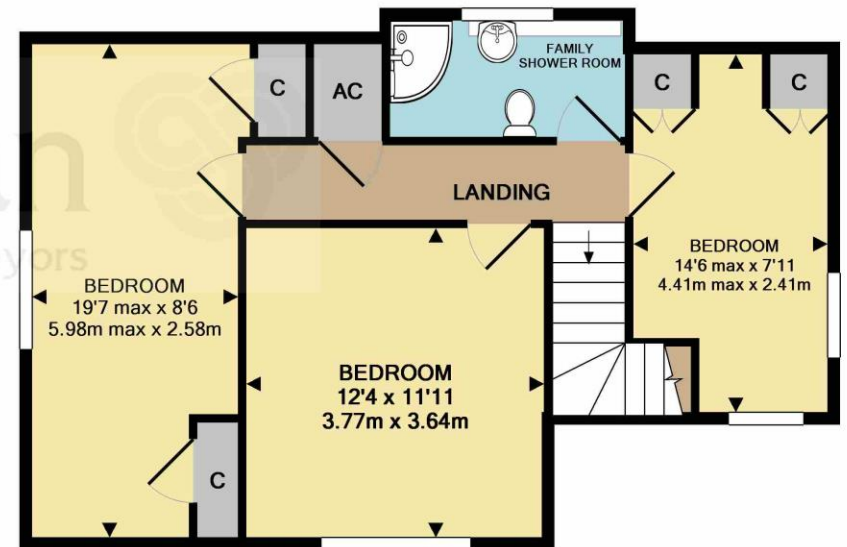
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1133 SQ.FT.  
 (105.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 567 SQ.FT.  
 (52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1700 SQ.FT. (157.9 SQ.M.)

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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### Floor Plan Clause

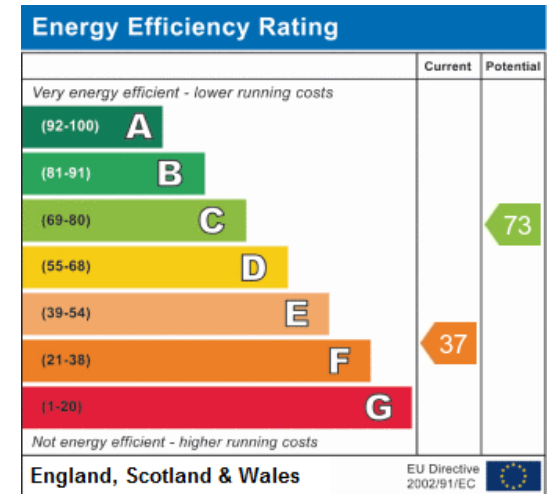
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### Agents' Notes

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.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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