

Brace Gardens

Doveridge, Ashbourne, DE6 5PF

John
German





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£410,000

Stunning executive style detached home providing beautifully presented and enhanced family sized accommodation occupying an absolutely delightful cul de sac position on the popular new development in the highly desirable village of Doveridge. Offered with No Upwards Chain.



Built by the renowned builder David Wilson Homes on the Doveridge Park development, internal inspection and consideration of this lovely home is strongly recommended to appreciate its standard and enhancements done by the current owners, the balanced layout including a good sized family dining kitchen, and its wonderful position at the head of a cul des sac enjoying a pleasant outlook to the front over an oak tree.

Situated on the edge of the popular village but still within walking distance to amenities including a village shop and small post office with an attached coffee room, First School, public house, village hall and sports club plus a historic church. The towns of Uttoxeter and Ashbourne are both within easy commutable distance where a wider range of amenities can be found, plus the A50 dual carriageway which links the M1 and M6 motorways and the cities of Derby and Stoke-on-Trent.

Accommodation

A traditional tiled storm porch with a composite entrance door leads to the welcoming hall providing a lovely introduction to the property where stairs rise to the first floor and doors lead to the well-proportioned ground floor accommodation including the fitted guest's WC.

The real hub of this home is the good sized family dining kitchen which extends full depth of the property having an extensive range of base and eye level units with work surfaces, inset sink unit, fitted five ring gas hob with extractor over and built-in double oven plus integrated appliances including a dishwasher and fridge freezer. Natural light comes from the front facing walk-in bay window and the wide bay at the rear which has French doors opening to the patio. A door leads to the utility room which has fitted units and a work surface with an integrated washer/dryer plus a part glazed door to the rear garden.

The generously sized lounge at the rear of the property has dual aspect windows providing natural light plus wide French doors opening to the landscaped garden.

Completing the ground floor accommodation is the study which is positioned at the front of the property enjoying a pleasant outlook towards the oak tree.

To the first floor the landing has a built-in airing cupboard and doors leading to the four good sized bedrooms, each able to accommodate a double bed, and the fitted family bathroom which has a superior white four-piece suite incorporating both a panelled bath and a separate shower cubicle with complementary tiled splash backs.

The good sized master bedroom has fitted wardrobes and a door leading to a superior en suite shower room which has a white three-piece suite incorporating a double shower cubicle with mixer shower over.

Outside

To the rear the current owners have landscaped the garden having a paved patio with brick edging providing a lovely entertaining area leading to the garden which is laid to lawn with well stocked borders with space for a summerhouse, a shed behind the rear garden and fencing to three sides.

To the front is a landscaped gravelled foregarden with shrub beds and a natural stone slabbed path. A tarmac driveway provides off road parking leading to the detached single garage which has an up and over door.

Note: Once the development has been completed there will be a small communal charge for the upkeep of any communal areas.

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

Services: Mains water, drainage, electricity are believed to be connected to the property. The property has an LPG central heating system supplied by a shared tank. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.derbyshiredales.gov.uk

Our Ref: JGA/22012021

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F







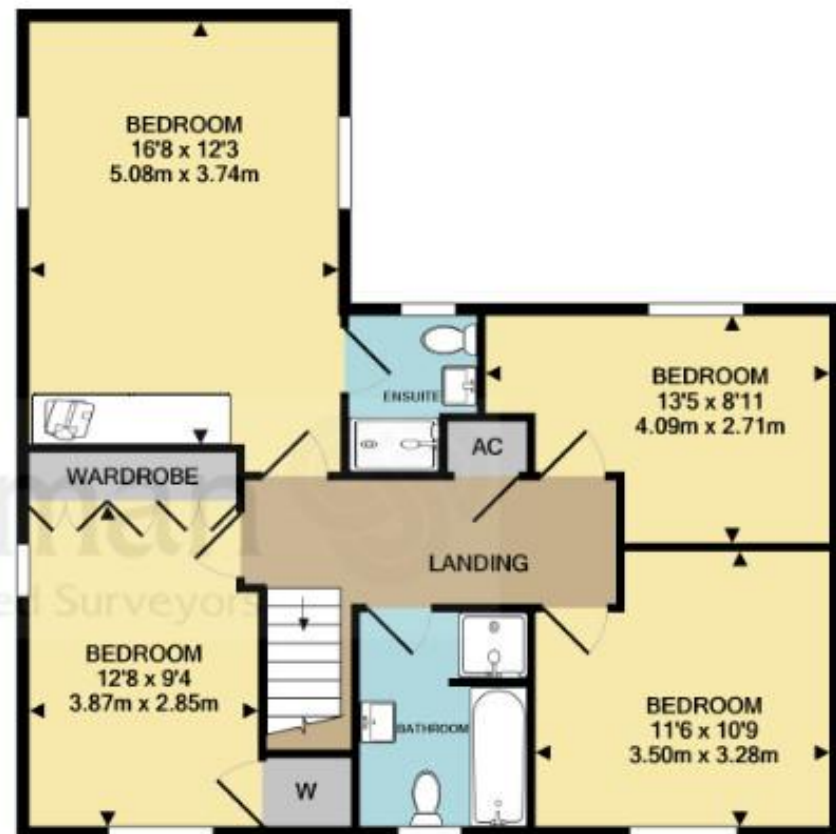








GROUND FLOOR



1ST FLOOR

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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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