

Oak Drive

Doveridge, Ashbourne, DE6 5NF

John 
German





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£395,000

Deceptively spacious family sized home with extended accommodation incorporating a hugely impressive open plan living dining kitchen, situated on a quiet cul-de-sac in the highly desirable village.



Much improved and well-presented home providing spacious family sized accommodation with five bedrooms all having built in storage and three shower/bathrooms and most notably the refitted open plan living dining kitchen. Viewing is strongly recommended whether looking to move up or down the property ladder.

Situated on a popular and quiet cul-de-sac in the well regarded and highly desirable village, within walking distance to its range of amenities including the first school, village shop and small post office, the Cavendish Arms public house, active village hall and sports club, tennis courts and bowling green and the picturesque church. Several walks through the surrounding countryside are also on the doorstep. 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 uPVC part obscured double glazed door and side light opens to the entrance porch having a tiled floor and a part glazed door opening into the spacious ground floor accommodation. The well-proportioned lounge has a wide walk in bay window to the front and a focal inset log burner set on a slate hearth with feature surround, plus a lovely timber staircase rising to the first floor.

To the rear is the hub of the home, the impressive re fitted kitchen providing space for both dining and soft seating, with potential to arrange as you wish. Having an extensive range of base and eye level units with quartz tops and matching breakfast bar, inset sink unit set below the window overlooking the garden, fitted induction hob with an integrated extractor, two built in electric ovens, integrated dishwasher, and space for an American style fridge freezer. The whole area has a lovely tiled floor and wide French doors opening to the patio and garden. The tiled floor runs into the side hall where doors lead to the outside, the integral garage plus the fitted utility room which has a range of base and eye level units with a worktop and space for appliances, and finally the ground floor shower room which has a white suite incorporating a corner shower cubicle with a mixer shower.

To the first floor the landing has a built in airing cupboard and doors leading to the five bedrooms, all of which have built in wardrobes and four of which are able to accommodate a double bed. The fitted family bathroom has a white suite incorporating a panelled bath with a mixer shower and fitted glazed screen above, and the additional separate fitted family shower room also has a white suite incorporating a double shower cubicle with a mixer shower over.

Outside, to the rear a block paved patio leads to the garden which is mainly laid to lawn with shrub borders, a further block paved area with a pergola ideal for barbecues or additional entertaining, sheds and gated access to the front.

To the front is a garden laid to lawn with a mature tree. A tarmac driveway with block paved edging provides off road parking leading to the garage which has an up and over door, power points and light plus the direct access into the house.

What3Words: Producers.lunching.moderated

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 but purchasers are advised to satisfy themselves as to their suitability.

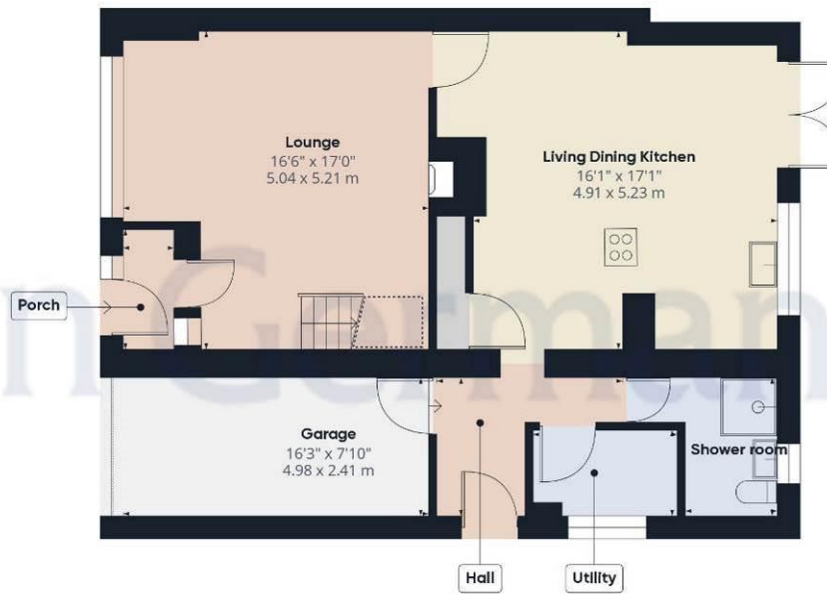
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08122023

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





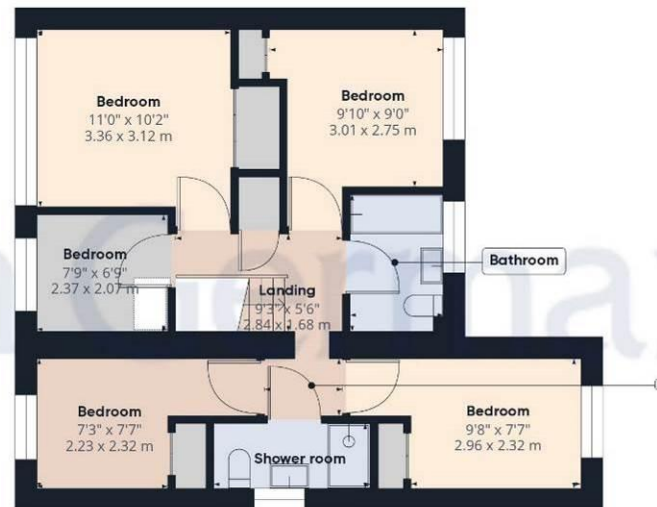


Ground Floor

Approximate total area⁰¹

1434.51 ft²

133.27 m²



Floor 1

Excluding balconies and terraces

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

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		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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