

Upwoods Road

Doveridge, Ashbourne, DE6 5LW

John German





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£290,000

Attractive terrace corner conversion providing deceptively spacious accommodation including a hugely impressive, refitted living kitchen. Combining original features with contemporary specification, situated in the highly desirable village.



Whether looking to move up or down the property ladder, internal inspection of this individual corner cottage is imperative to appreciate its room dimensions and layout, including the excellent open plan living dining refitted kitchen, retained character and charm, and its high specification.

Situated in the highly popular and well regarded village within walking distance to its range of amenities and its community, including the village shop and post office, first school, the Cavendish Arms public house, active village hall and sports club, tennis club and bowling green, and the picturesque St. Cuthberts 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.

A timber and part obscured glazed entrance door opens to the enclosed porch, leading to the extremely welcoming hall where stairs rise to the first floor having a useful understairs cupboard below and doors provide access to the ground floor accommodation and the downstairs WC.

The spacious and hugely impressive open plan living dining kitchen provides the hub of the home, providing ample space for both dining and soft seating. The refitted kitchen has an extensive range of base and eye level units, an island with fitted worktops and an inset sink unit set below one of the two side facing windows, fitted electric hob with extractor hood over, double oven under, plus integrated appliances including a fridge freezer, microwave and washing machine.

The feature lounge has a central chimney breast with an open fire and a lovely marble surround, high ceiling, side facing window, plus a walk in bay with incorporated French doors providing an abundance of natural light and access to the forecourt. A door leads to the stairs down to the useful cellar which has light and provides storage.

To the first floor, the extremely pleasant landing has a built in airing cupboard and skylight providing natural light, plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture. The front facing feature master has the benefit of an en suite shower room having contemporary four piece suite incorporating his and hers basins, a panelled bath and a separate double shower cubicle.

Completing the accommodation is the family bathroom which has a white three piece suite incorporating a panelled bath with mixer shower and glazed screen above.

Outside, to the front is an enclosed gravelled forecourt providing seating, with gated access to the pavement. To the rear, a path leads to the designated parking and a garage situated in a separate block within the courtyard.

What3words: wonderful.cherubs.serenade

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

Services: Oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

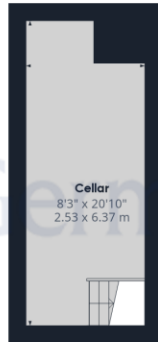
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14122023

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



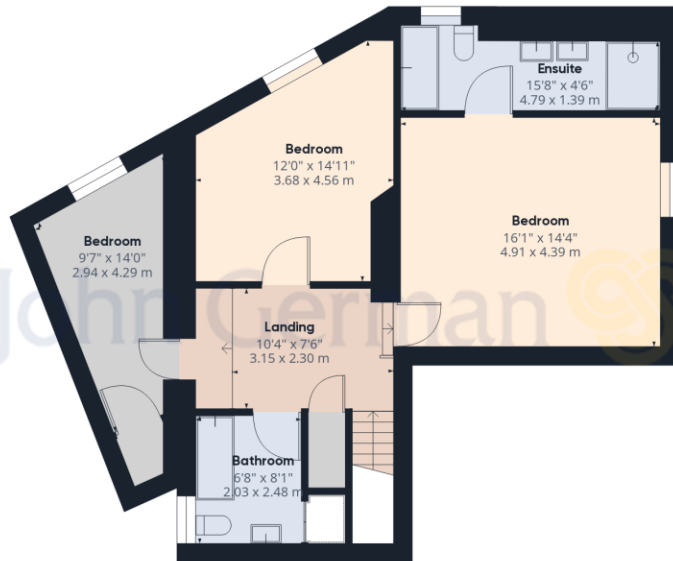




Floor -1



Ground Floor



Floor 1

Approximate total area¹⁾

1709.82 ft²

158.85 m²

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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