

# Lower Street

Doveridge, Ashbourne, DE6 5NS

John  
German










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Offers In Region Of

£580,000



Beautifully presented and immaculately maintained modern style detached home providing well proportioned and balanced family sized accommodation, occupying a hugely impressive and slightly elevated plot enjoying fabulous far reaching views to the front.



In absolute true turn-key condition and for sale with no upward chain involved, internal inspection of this magnificent modern style family residence is imperative to appreciate the work, care and attention invested into the home by the current owners. Benefitting from remodelled, extremely versatile and generously sized ground floor living accommodation, all presented and appointed to a superior standard throughout. Occupying a delightful landscaped plot that extends to approximately 0.23 acre in total, enjoying fabulous far reaching views to the front over the surrounding countryside.

Situated on the edge of the well regarded and highly desirable village within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall, bowling green and tennis courts, picturesque church and walks through the surrounding countryside which are found 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 tiled canopy porch with a part obscured double glazed entrance door and side panels opens to the extremely welcoming reception hall providing a lovely introduction to the home with stairs rising to the first floor and a useful understairs cupboard, plus doors to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The generously sized lounge extends to the full depth of the home having a focal chimney breast with a log burner set on a slate hearth and natural light pouring in from the deep walk in bay window to the front and wide sliding patio doors to the rear patio and garden. The separate dining room has a wide window overlooking the rear garden.

The superior fitted breakfast kitchen which also extends to the full depth of the property, has an extensive range of base and eye level units with granite work surfaces and an inset sink unit set below the window overlooking the rear garden, fitted induction hob with a contemporary extractor hood over, built in electric oven and additional combi/microwave oven, integrated dishwasher and fridge freezer, a tiled floor throughout and the breakfast area having a front facing window enjoying the far reaching views. Doors return to the reception hall and to the extremely comfortable family room equally adaptable to be used as a day room, playroom or bedroom depending on your requirements, which has two front facing windows enjoying those far reaching views.

From the kitchen, the fitted utility room has a range of base and eye level units with worktops and inset sink unit below the window overlooking the garden, space for appliances, a double glazed door providing further light and direct access to the patio and garden, plus a door leading to the good sized study or additional bedroom which has a built in storage cupboard with sliding doors and a side facing window.

To the first floor, the pleasant part galleried landing has a front facing window providing natural light and views, with doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and the fourth bedroom enjoying the far reaching front facing views. Bedroom three benefits from having built in wardrobes to one side with mirrored sliding doors. The spacious master bedroom has a range of fitted furniture and a door to the impressive fully tiled en suite shower room which has a white suite incorporating a corner shower cubicle with a digital thermostatic mixer shower over.

Completing the accommodation is the superior fully tiled family bathroom which has a modern three piece suite incorporating a panelled bath with a mixer shower and folding screen above, plus a built in airing cupboard.

Outside to the rear of the home, a delightful paved patio with well stocked borders containing a large variety of shrubs and plants provides a lovely seating and entertaining area leading to the garden which is mainly laid to lawn, also having well stocked and tendered borders containing a complimentary mix of shrubs and plants.

To one side of the home is a hard landscaped garden with a feature pond, beautiful beds and borders with dry stone retaining walls, and both a path and a timber arch leading to a further paved seating area found to the front of the home providing an additional seating and entertaining area enjoying the far reaching views, again with well stocked beds and borders containing a large variety of shrubs and plants and dry stone retaining walls. A wide lawned garden extends to the width of the home with further gravelled beds and shrubbed borders. On the opposite side of the property is a vegetable garden, space for a shed or greenhouse, plus access back to the rear garden.

Also found at the rear of the property approached via Waterpark Road is a long tarmac driveway and turning point providing ample off road parking for several vehicles and leading to the oversized detached double garage that has two electric up and over doors, storage space to the rear and additional loft space.

The property sits in the centre of its plot, allowing space to develop the property in the future, if desired (subject to planning permission).

What3words: ecologist.clever.drew

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(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 F

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

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

**Our Ref:** JGA/15042024

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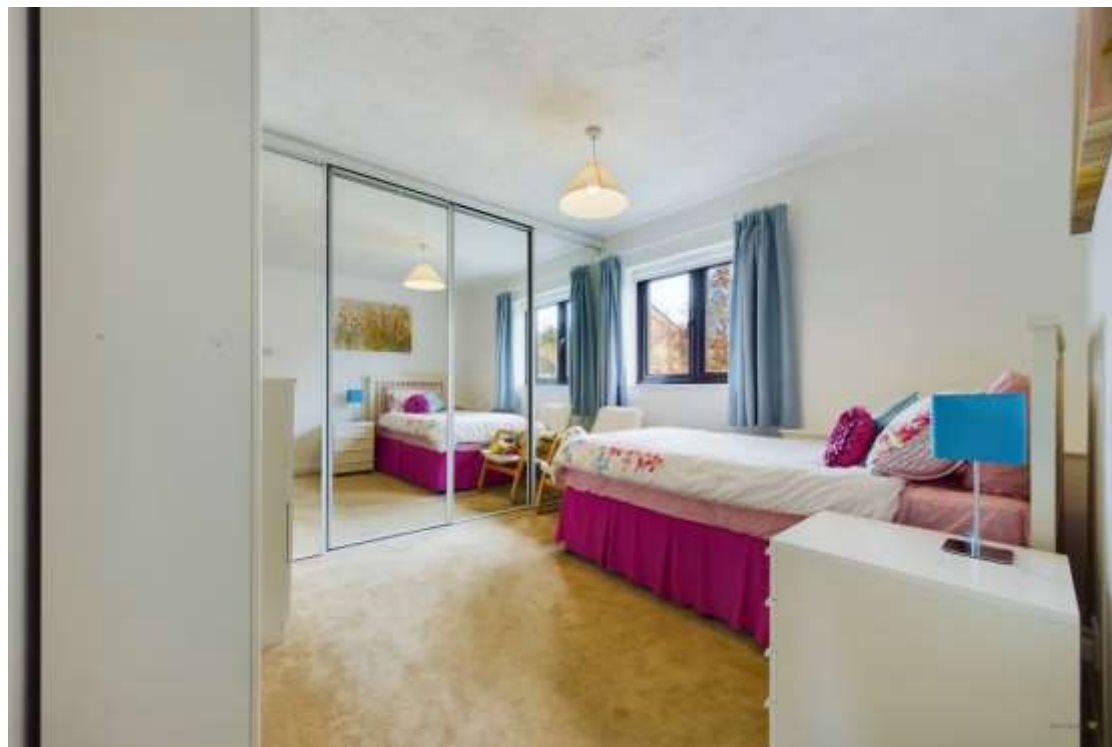
















Ground Floor Building 1



Floor 1 Building 1

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

2010.58 ft<sup>2</sup>

186.79 m<sup>2</sup>



Ground Floor Building 2

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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