

Derby Road

Doveridge, Ashbourne, DE6 5JR

John 
German






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Guide Price £725,000



A superb individual family home in a Georgian style, offering spacious and versatile contemporary accommodation with solar PV, Tesla Powerwall and EV charge point, combined with a 'B' EPC rating, making this home very energy efficient.

The property is set well back in an attractive landscaped plot with double gates to the driveway and is entered via a covered porch having double glazed door and side screens leading into a wide reception hall with an attractive oak engineered blocked floor which continues through to the main living rooms. The hall also has stairs off with space below and a cloakroom WC.

To the right of the hallway is an attractive dining room with double window to the front elevation and rear doors opening to the rear living room. On the opposite side is the spacious lounge, again with the attractive engineered oak flooring and having a wide recess housing a smart contemporary wood burner on polished stone hearth.

Across the rear of the property is the superb open plan living dining kitchen which again features engineered oak flooring together with twin French doors opening out onto the garden from the lounge and dining areas. The fitted kitchen comes complete with a range of base and wall units surmounted by worktops having inset one and half bowl stainless steel sink and mixer tap with tiled splashbacks. There is an inset electric induction hob with extractor over, double oven and grill, microwave, dishwasher and larder fridge.

Off the kitchen is a separate utility room, again fitted with base and wall units surmounted by worktops with inset stainless steel sink, mixer tap and tiled splashback, further appliance spaces with plumbing for washing machine, space for an upright fridge freezer, and a door giving access to the side.

The stairs ascend to the first floor where there is a spacious landing which has a further staircase off to the second floor and attractive balustrade. On this first floor is a very large and spacious master bedroom together with dressing room having built in mirror fronted wardrobes and giving access to an en suite bathroom having bath in tiled surround with shower over and glazed screen, WC and wash hand basin.

Further on the first floor, there are two additional large double bedrooms, one of which is currently employed as an office. These are served by a supersized luxury family bathroom featuring a freestanding oval bath with separate tiled shower having glazed enclosure and fitted units with storage, inset WC and wash hand basin.

On the second floor, a landing serves two superb double bedrooms, both with en suite shower rooms and offering fabulous accommodation for family or guests.

The property is set well back from the road in the attractively landscaped plot having gates to a curved block paved driveway flanked by landscaped lawns, gardens and planting, leading to an excellent parking and turning space with access to a detached double garage which has an electrically operated up and over door and mezzanine storage, attached log store and tool sheds. At the fore of the garden, there is a separate garden shed, mower implement store, greenhouse and patio.

At the front of the property, there is attractive landscaping and a paved patio sitting area. At the rear of the property, side access leads to an attractive landscaped garden which backs onto private paddocks with views and comes with an extensive paved patio/BBQ area, lawns with well planted borders, pathways, and an attractively sited summer house.

The property is equipped with a solar PV array feeding a Tesla Powerwall with grid feed in tariff and has an EV charging point to the side.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 G

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

www.derbyshiredales.gov.uk

Our Ref: JGA/26062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





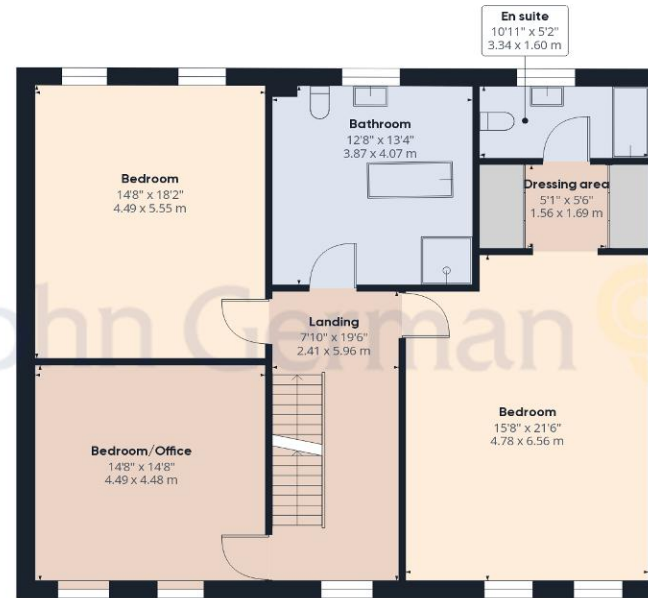




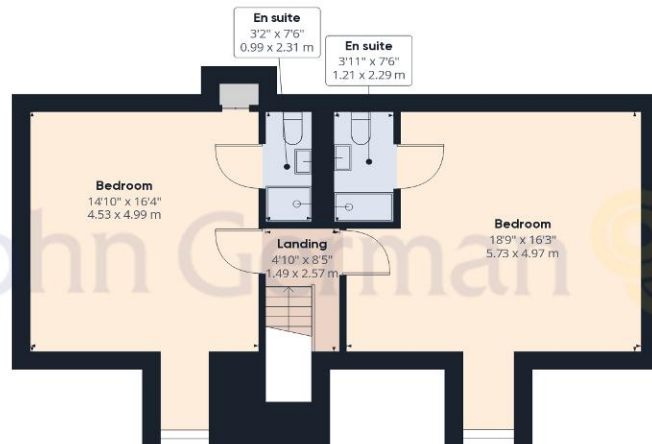




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3546.43 ft²

329.47 m²

Reduced headroom

15.16 ft²

1.41 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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