

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

John 
German





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£525,000

Extremely handsome, modern executive style detached home providing immaculately maintained, balanced and deceptively spacious family sized accommodation, situated on the very edge of this popular development.

Internal inspection and consideration of this hugely impressive family home is absolutely essential. Built by respected builder Bellway Homes in 2019, the property has been superbly maintained by the current owner from new and is in true turn key order. It has well planned accommodation combining a lovely balance between the ground and first floor incorporating a fabulous living dining kitchen and two reception rooms alongside four double bedrooms and three bath/shower rooms.

Occupying a delightful position on the very edge of the popular Dove Manor development within walking distance to the highly desirable amenities within the village including its first school, The Cavendish Arms public house, active village hall and sports club, playing field, tennis courts and bowling green and the picturesque church. 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.

Accommodation - A traditional tiled storm porch with a composite part obscure double glazed door with side lights opens to the welcoming hall providing a lovely introduction to the home having stairs rising to the first floor with a useful understairs cupboard below. Quality doors lead to the spacious ground floor accommodation, the fitted downstairs WC and a useful built in doaks cupboard.

The well proportioned dual aspect lounge extends to the depth of the home with wide French doors and side lights opening to the garden, the front facing window enjoying a pleasant outlook.

On the opposite side of the hall is a separate dining room which enjoys the same attractive front facing outlook and could easily be used as a second sitting room or study if preferred.

The real hub of this home is the fabulous living dining kitchen providing space for both dining and soft seating, with uPVC double glazed French doors and side lights opening to the garden. There is an extensive range of base and eye level units with quality worktops and matching breakfast bar, an inset sink unit set below one of the two windows overlooking the garden, a fitted LPG hob with an extractor over, built in double electric oven plus an integrated dishwasher and fridge freezer. A door opens to a separate utility room which has base level units, a quality worktop with an inset sink unit, space for a washing machine plus a recess providing further appliance space. A part double glazed door opens to the side elevation.

To the first floor the lovely landing has a built in airing cupboard housing the pressurised hot water cylinder plus a loft hatch. Quality doors lead to the four good sized bedrooms, all of which can accommodate a double bed, and the superior family bathroom that has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with tiled splash backs and a tiled floor.

The extremely impressive rear facing master bedroom suite comprises a spacious double bedroom with an arch leading to a separate dressing room having fitted wardrobes to two sides and a door to the superior en suite shower room which has a white suite incorporating a double shower cubicle with a mixer shower over, tiled splash backs and a tiled floor plus a side facing window.

The front facing second bedroom also benefits from a superior en suite shower room again with a white suite incorporating a double shower cubicle with a mixer shower over, tiled splash backs and floor.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area leading to the well tended south westerly facing enclosed garden that is laid mainly to lawn with a well stocked border containing a variety of shrubs and plants plus gated access to the front.

To the front is a garden laid to lawn with well stocked beds and borders plus a low level box hedge.

A shared right of access with the near neighbouring properties leads to the side of the home where a double width driveway provides ample parking and the detached double garage which has two up and over doors, power and light.

Note: There is a small annual charge for the maintenance of communal areas on the development.

what3words: composes.tequila.motivate

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(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 F

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

Our Ref: JGA/19082024

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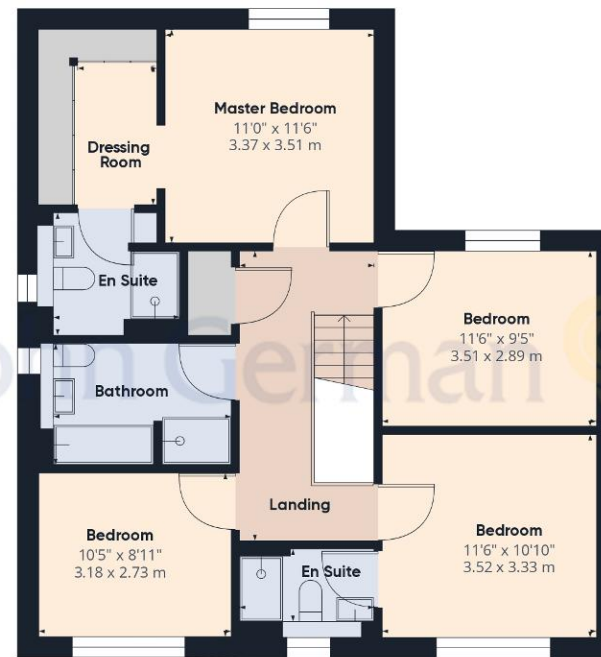




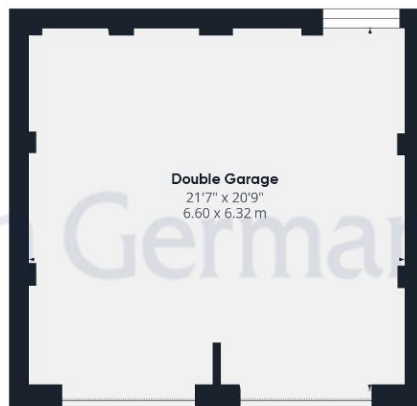




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1989.28 ft²

184.81 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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