

Oak Drive

Doveridge, Ashbourne, DE6 5NF



Well maintained detached home providing extended family sized accommodation offering scope for personalisation with a newly installed air sourced heating system, situated in this popular village. NO UPWARD CHAIN.

£367,500

John German 

Whether looking to move up or down the property ladder, viewing of this well proportioned home is advised to appreciate its layout and scope to personalise and make the home your own, its delightful plot and quiet cul de sac position. The property benefits from solar panels and a newly installed air sourced central heating system.

Situated in this highly regarded and desirable village within walking distance to its amenities including the first school, The Cavendish Arms public house, sports club, active village hall and 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 light and airy enclosed porch opens to the generously sized principal lounge having a wide front facing window providing an abundance of natural light, stairs rising to the first floor and a focal living flame effect LPG fire with feature surround.

The extended dining room is positioned to the rear of the home with the extension providing space for soft seating overlooking the garden with wide sliding patio doors giving direct access outside. Beside is the fitted kitchen providing potential to remove the dividing wall to make into one large open plan kitchen and dining room. Presently having a range of base and eye level units with work surfaces and an inset sink set below the window overlooking the garden, space for a range stove with an extractor hood over, plumbing for a dishwasher, additional appliance space and a useful under stairs pantry.

Completing the ground floor space is the laundry room which has dual aspect windows and a door to outside, plumbing for a washing machine, additional appliance space, a door to the garage and a sliding door to the downstairs WC.

To the first floor the landing has a built in airing cupboard housing the pressurised hot water cylinder, access to the loft and doors to the four bedrooms, three of which can accommodate a double bed and having built in/fitted wardrobes.

Finally there is the fully tiled family bathroom which has a white three piece suite incorporating a corner panel bath with an electric shower over.

Outside - To the rear a paved patio leads to the good sized garden which is predominantly laid to lawn with well stocked borders, space for a greenhouse and a shed and gated access to the front.

To the front is a garden also laid mainly to lawn with borders and low level hedges. A tarmac driveway provides off road parking leading to the garage which has an up and over door, power and light and direct access into the property.

- what3words:** blinking.books.forehand
- Note:** Solar panels provide reduced electricity costs and the income tariff will be transferred to the new owner.
- 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
- Electricity supply:** Mains
- Sewerage:** Mains
- Parking:** Drive
- Water supply:** Mains
- Heating:** Air source heating system (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 C
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/31012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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