

Chapel Green

Doveridge, Ashbourne, DE6 5JY

John 
German







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£475,000

**Well maintained modern executive style detached home
providing family sized accommodation, tucked away in a
highly regarded and desirable village.**

Providing generously sized and well planned family sized accommodation combining ample living space with four first floor double bedrooms, viewing and consideration of this lovely non estate home is highly recommended to appreciate its well maintained standard, well tended gardens and its exact position.

Tucked back from the road in this highly regarded and sought after village, within waling distance to its range of amenities including the first school, The Cavendish Arms public house, the sports club, an active village hall, playing fields, tennis courts and bowling green, village church and walks through surrounding countryside. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed porch with a timber and part obscure glazed door opens to the impressive reception hall providing a lovely introduction to the home having a uPVC double glazed door opening to the side patio area and doors to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The comfortably sized lounge has a focal inglenook fireplace with a log burner set on its hearth plus dual aspect windows and uPVC double glazed French doors providing direct access to the patio and garden.

The hub of this family home is the open plan living dining kitchen immersed in natural light provided by two front facing windows, a deep walk in bay window to the side overlooking the garden plus a part obscure double glazed door providing direct access to the patio. There is an extensive range of base and eye level units plus an island with fitted worktops and an inset sink unit set below one of the windows, a fitted electric hob with an extractor over, built in double electric oven, integrated dishwasher, plumbing for a washing machine and space for a fridge freezer.

Completing the ground floor space is the study positioned to the front of the home.

To the first floor the lovely part galleried landing has a built in airing cupboard and a window providing natural light. Doors lead to the four good sized bedrooms, all of which can accommodate a double bed and benefit from fitted wardrobes. The spacious master bedroom has dual aspect windows and a fitted en suite shower room having a white modern suite incorporating a double shower cubicle. Finally there is the spacious family bathroom having a white four piece suite incorporating both a panelled spa bath and a separate corner shower cubicle with half tiled walls and dual aspect windows.

Outside - A wide block paved patio provided a pleasant seating and entertaining area leading to the well tended garden which is predominantly laid to lawn with shaped borders containing a large variety of shrubs and plants, additional seating areas positioned to take advantage of the sun, mature trees and space for a greenhouse.

A right of access over the neighbouring property leads to block paved parking for several vehicles plus the detached double garage which has loft space above, power and light and a personal door.

The property benefits from solar panels providing reduced electricity costs, the ownership of which will transfer to the new owner.

what3words: timeless.rooftop.worksheet

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 & double garage

Electricity supply: Mains

Water supply: Main

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/>

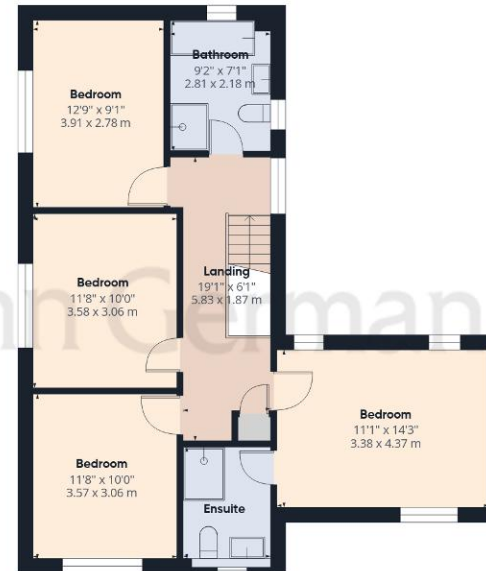
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1848 ft²

171.7 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19052025

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

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