



Offers In The Region Of £495,000

4 Bedroom Detached House for sale  
39 East Lawn Drive, Doveridge, Ashbourne



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SALES AND LETTINGS





## Overview

Occupying a prime spot on the development, this executive David Wilson Home in the delightful village of Doveridge packs a punch and provides a comfortable family living space in a popular village location.



## Key Features

- Four Double Bedrooms
- Close to Excellent Transport Links
- Double Garage
- Popular Village Location
- Beautifully Presented and Well Balanced Home
- Landscaped Garden
- Plantation Shutters To All Windows
- Large Kitchen Diner









If you're striving to take the next step on the property ladder, then this home may be your opportunity. Located in a quiet spot on the development with a delightful outlook this spacious executive home leaves you wanting for nothing.

As soon as you enter the home the space on offer is apparent with the large welcoming entrance hall. The entrance hall is the hub of the home and gives access to all areas. The showpiece of the ground floor is the large and well stocked kitchen, dining, living space where nothing is left wanting and extends from the front to the back of the home. The say kitchens sell houses, and this versatile space has everything catered for. Supplementary to the kitchen is the convenient utility room with space and plumbing for a washing machine and dryer.

Completing the ground-floor accommodation is the lounge and study. The lounge is a comfortable, family space with direct access to the private rear garden. It is also a light and bright space with its dual aspect outlook allowing lots of natural light to flood the room. The study is another versatile space that's equally at home as an office space, hobby room or TV room. In addition, there is the ever-convenient guest WC and handy storage cupboard for shoes and coats etc.

On the first floor you have four double bedrooms and the family bathroom. The master-suite is a large bedroom with fitted wardrobes and ensuite shower room. Bedroom two is another large space also with the benefit of fitted wardrobes. Bedrooms three and four again are double rooms with ample space for a good range of bedroom furniture. The family bathroom, in keeping with the rest of the home, is another good size with bath, separate shower cubicle, wash basin and toilet.

The outside space is well balanced with the home and is a private and secure space for family entertaining. The rear garden has had a recent landscaped makeover and is now a good mix of Indian stone patio, lawn and private area currently home to a hot-tub. This home also a double garage in addition to off-road parking for two vehicles.

Please read on to see what each room has to offer, take the time to study the floorplan and photos and if this home is starting to tick a few boxes then please call us to arrange your viewing. We are available 7 days a week and into the evenings too.

## Reception Hall





Large inviting space setting the tone for the rest of the home. Giving access to all areas including a handy storage cupboard and guest wc.

### **Open Plan Dining/Kitchen/Family Room**

19' 10" x 13' 5" (6.05m x 4.10m)

The heart of the home and a versatile space. With a large box bay with French doors to the rear garden and bay window to the front it is a light and bright space too. The kitchen is well stocked too with eye-level double oven and inset 6 ring gas hob, integrated fridge/freezer and dishwasher. Such is the space in here you have the versatility to have a dining table in the kitchen area leaving the space by the bay window for some additional lounge furniture making this the perfect family space.

### **Utility**

6' 6" x 5' 4" (2.00m x 1.65m)

Supplementary to the kitchen is the utility room with space and plumbing for a washing machine and dryer and additional storage solutions. A personnel door grants further access to the rear garden.

### **Lounge**

16' 6" x 12' 1" (5.05m x 3.70m)

Another well-balanced room with French doors to the rear garden and dual aspect outlook its another room that benefits from lots of natural light.

### **Study/Family Room/Play Room**

9' 10" x 9' 0" (3.00m x 2.75m)

An additional reception room with a host of uses. It has previously been utilised as an office and a 5th bedroom for a dependant relative but is now equally as pleasant as a quiet sitting room that is television enabled.

### **Master Bedroom with Ensuite**

16' 6" x 12' 1" (5.05m x 3.70m)

Huge bedroom with fitted wardrobes, again with dual aspect and ensuite shower room adjacent.

### **Bedroom 2**

14' 7" x 9' 4" (4.45m x 2.85m)

Double room again with fitted wardrobes and additional storage over the stairwell.

### **Bedroom 3**

11' 5" x 10' 9" (3.50m x 3.30m)

Double bedroom overlooking the front aspect with ample room for a good range of bedroom furniture.

### **Bedroom 4**

13' 5" x 9' 0" (4.10m x 2.75m)

The smallest of the bedrooms but still a good double room nonetheless, and a sensible layout to accommodate furniture.



# Floorplans

GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



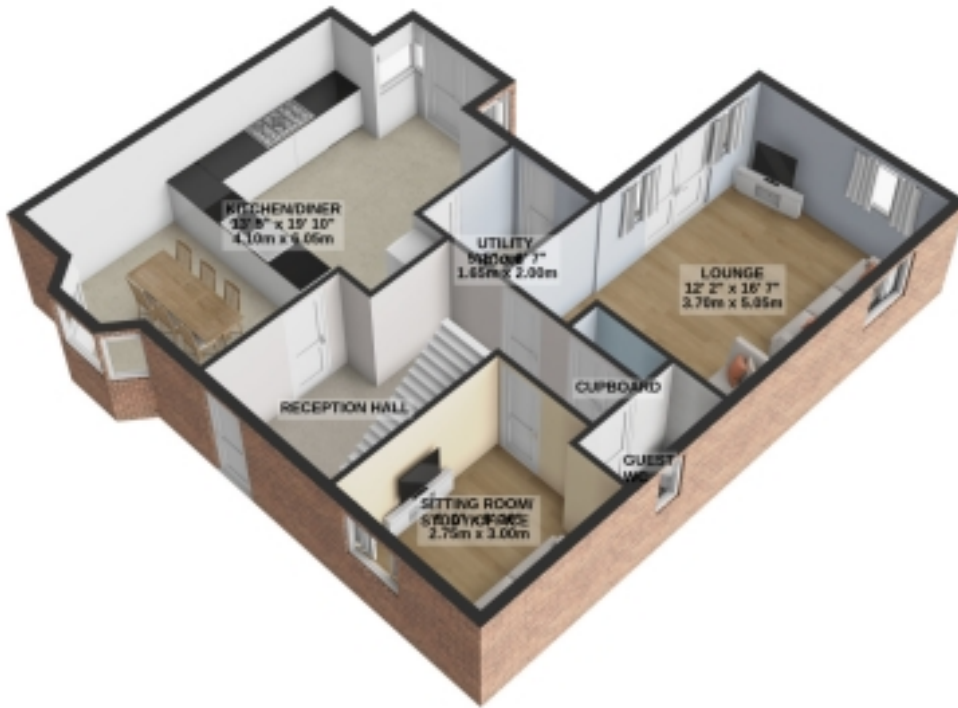
TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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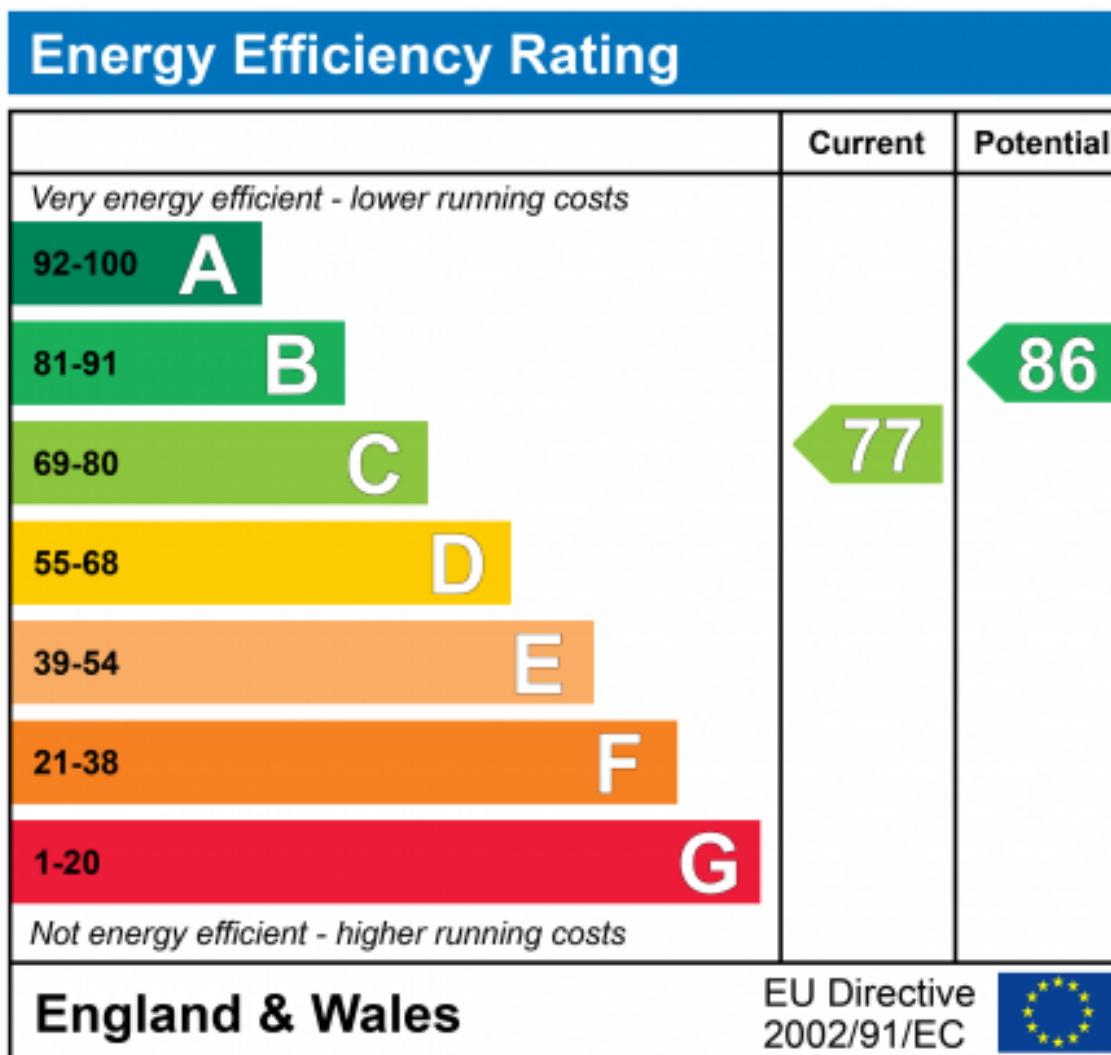


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