



39 East Lawn Drive, Doveridge, Ashbourne, DE6 5JN

Offers in the region of **£495,000**

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"The details are not the details, they make the design"

In the creation of this four-bedroom detached home, every detail has been thoughtfully considered to craft a modern and spacious living space. From the meticulously landscaped garden to the custom-made window shutters, no aspect has been overlooked in the pursuit of creating a truly exceptional family home. Situated in the highly sought-after village of Doveridge, this property offers the perfect canvas for you to design and personalise your dream home. Experience the epitome of modern living in this exquisite residence.

#ModernLiving #DreamHome#LocationLocationLocation

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agent Comments

Welcome to this stunning detached family home, meticulously designed and furnished by its current owners. Situated in the sought-after village of Doveridge, just a short distance from Uttoxeter, this property offers a truly exquisite living experience. With spacious rooms, a beautiful back garden that enjoys sunlight all day, a double garage, and three allocated parking spaces, this home is a perfect sanctuary from the hustle and bustle of everyday life.

The heart of this home is its expansive open-plan kitchen diner, ideal for both cooking and entertaining. French doors open onto an Indian stone patio, seamlessly merging indoor and outdoor spaces. The lounge provides a separate area for relaxation, also with direct access to the patio. A versatile sitting room on the ground floor can serve as an office or an additional bedroom, conveniently located near a double storage cupboard in the hallway and adjacent to a downstairs WC.

Upstairs, you will find four double bedrooms, each offering ample space. The main bedroom boasts large fitted wardrobes and an en-suite shower room. The second bedroom also features built-in mirrored wardrobes, while the family bathroom offers a contemporary suite with a separate bath and shower.

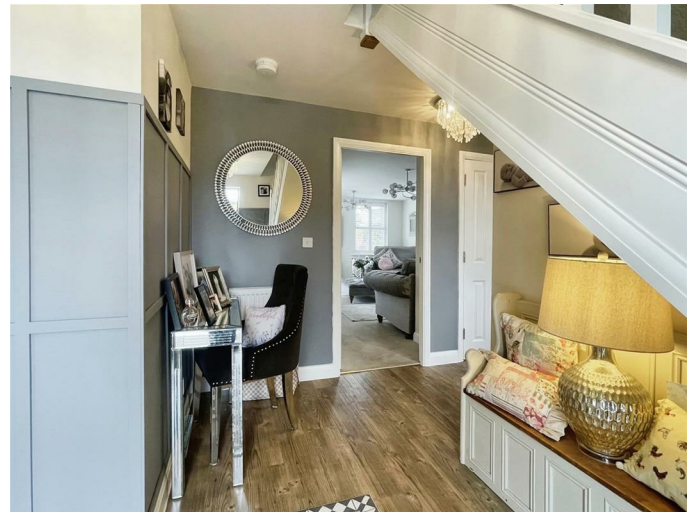
Outside, the rear garden is a fabulous retreat, featuring a well-maintained lawn and planted borders. A separate Indian stone patio area, accessed through a trellis archway, offers a spa-like oasis currently set up with a self-cleaning hot tub and seating area. The garage and parking spaces are conveniently accessible through a rear gate.

This property showcases spacious accommodation and boasts high-quality fixtures and fittings throughout, including bespoke plantation window shutters and stylish light fittings. A true testament to the owners' attention to detail, this home is ready for new owners to move in and effortlessly make it their own.

Location

Located in the lovely village of Doveridge, named after the older of 2 bridges which cross the river Dove, the natural county boundary between Derbyshire and Staffordshire. Only 1.2 miles from Uttoxeter, close to the A50 and with multiple bus stops that run through the village, providing easy access to great local schools such as Thomas Alleyne's High School in Uttoxeter and Queen Elizabeth's Grammar School in Ashbourne. In the centre of the village is a working men's club, the village post office, a general store, playing fields, an antiques shop and the village hall. Doveridge is also home to a village primary school, a local pub called the Cavendish arms and a grade 11 listed building dating back to the early 19th century.

Entrance Hallway



Front door leading into a spacious entrance hallway with wooden effect laminate flooring, wooden panelling to the walls and giving access to all areas of the ground floor and a double storage cupboard.

Kitchen Diner

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



uPVC bay window to the front aspect and French doors to the rear garden, wooden effect laminate flooring, part tiled walls, matching wall and base units in white gloss with an eye-level double oven, inset 6 ring gas hob, integrated fridge/freezer and dishwasher. With two radiators, spotlights to the ceiling and two ceiling lights, one above the dining room table and one above the breakfast island in the kitchen.

Utility

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

uPVC door to the rear garden, with space and plumbing for a washing machine and tumble dryer and additional storage.

Lounge

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



With uPVC French doors to the rear garden and dual aspect windows, carpet, radiator and a ceiling light.

Sitting Room

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



uPVC window to the front, carpet, ceiling light and a radiator. With a multitude of uses, this room is currently set up as a sitting room but has been used as an office space and a ground floor bedroom previously.

WC



Frosted uPVC window to the side, part tiled walls, radiator, ceiling lights, WC and a pedestal hand basin.

First Floor Landing

Carpet, ceiling light, storage cupboard and doors giving access to :-

Main Bedroom

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



uPVC dual aspect window, carpet, radiator, ceiling light, large fitted wardrobes and an En-Suite Bathroom.

En-Suite

5'4" x 6'6" (1.64 x 1.99)



Frosted uPVC window to the rear aspect, vinyl flooring, part tiled walls, spotlights to the ceiling, large shower cubicle with thermostatic shower, WC, pedestal hand basin and a heated towel rail.

Bedroom Two

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



uPVC window to the front aspect, carpet, ceiling light, radiator, fitted wardrobes and a built in storage cupboard.

Bedroom Three

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



uPVC window to the front aspect, carpet, ceiling light, radiator.

Bedroom Four

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

uPVC window to the rear aspect, carpet, ceiling light, radiator.

Family Bathroom

9'0" x 6'5" (2.75 x 1.97)



Frosted uPVC window to the front aspect, vinyl flooring, part tiled walls, ceiling light, bath with chrome mixer tap, separate shower with glass screen and thermostatic shower, pedestal hand basin, WC and a heated towel rail.

Garage



Double garage to the rear of the house with three parking spaces and a gate to access the rear garden.

Outside



With no other properties to the front, looking over to where Doveridge Gardens once were. To the rear you will find a beautiful private rear garden with an Indian stone patio, accessible via the French doors to the kitchen and also the lounge, a large laid to lawn area with established trees and shrubbery leading under a trellis archway to the rear Indian stone patio where Spa like sanctuary has been created, housing a self cleaning hot tub for that much needed hydrotherapy!

Agent Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Derbyshire Dales Band F
The hot tub can be included in the sale subject to further negotiation

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advice with any

information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

WE WON !!!



House to Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

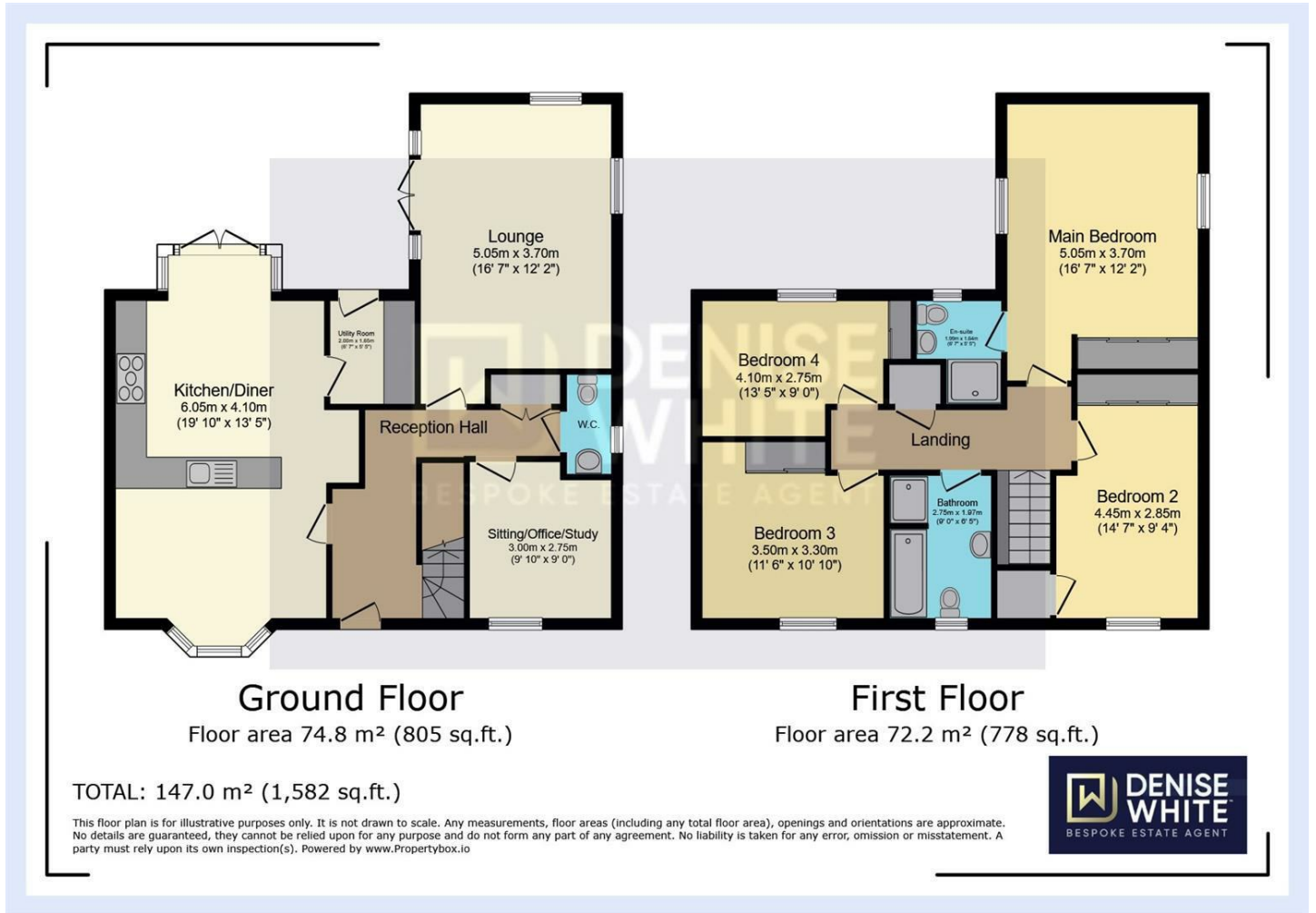
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

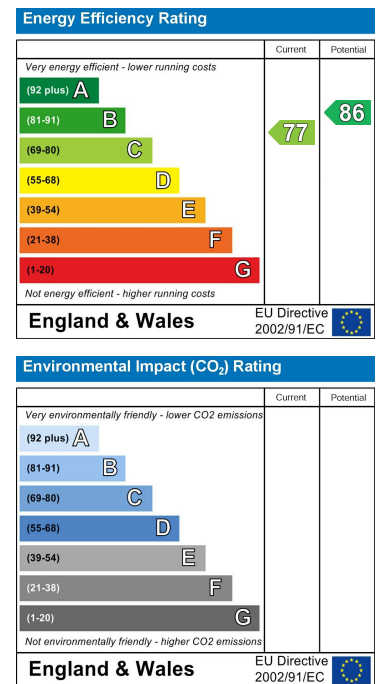
Floor Plan



Area Map



Energy Efficiency Graph



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