



**Park Crescent, Doveridge, Ashbourne. DE6 5NE**

**welcome to**

## **Park Crescent, Doveridge, Ashbourne**

Bagshaws Residential are delighted to bring to market this detached individually built home with excellent sized rooms detached home. Offering versatile family living and an exceptional sized plot benefiting from a high degree of privacy.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via driveway providing off road parking leading to garages and also to:

**Entrance Door:**

Under open porch leading into:

**Entrance Hallway:**

Having double glazed window to the front elevation; stairs to the first floor accommodation; central heating radiator; wood effect flooring; understairs storage cupboard; doors off to:

**Guest Cloakroom:**

Having low level wc; wash hand basin; heated towel rail; wood effect flooring.

**Lounge:**

17' 3" x 16' 1" ( 5.26m x 4.90m )  
With feature brick fireplace housing a log burning stove. tiled hearth and timber mantel; double glazed bay window to the front elevation; two double glazed windows to the side elevation; French doors leading into:

**Music Room:**

13' 7" x 10' 8" ( 4.14m x 3.25m )  
With double glazed French doors leading out to the garden; double glazed window to the side elevation; central heating radiator.

**Kitchen Living Dining:**

31' 7" max x 24' 9" max ( 9.63m max x 7.54m max )

**Kitchen Area:**

A fitted kitchen comprising stainless steel one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface part incorporating breakfast bar; range style cooker with ovens, gas hob and cooker hood over; integrated microwave and dishwasher; complementary wall and floor tiling; double glazed window to the side elevation; opening to:

**Dining Area:**

Having feature brick fireplace housing a log burning stove with tiled hearth and timber mantel; wood effect flooring; central heating radiator; opening to:

**Living Area:**

With French doors leading out to the garden; double glazed windows to the rear and side elevations; central heating radiator; wood effect flooring.

**Utility Room One:**

13' 5" x 7' 4" ( 4.09m x 2.24m )  
Having stainless steel sink and drainer set in a base unit; plumbing for washing machine; larder unit; complementary wall and floor tiling; further appliance space; door leading into garage; door leading into:

**Utility Room Two:**

17' 7" x 7' 4" ( 5.36m x 2.24m )  
With doors leading to the front and rear elevations; tiled flooring; appliance spaces.

**Stairs From The Hallway:**

Leading to:

**Spacious First Floor Landing:**

15' 10" max x 15' 9" max ( 4.83m max x 4.80m max )  
With storage cupboard; double glazed window to the front elevation; central heating radiator; doors off to:

**Master Bedroom:**

15' 2" excluding wardrobes x 13' 7" ( 4.62m excluding wardrobes x 4.14m )  
Having double glazed windows to the front and side elevations; series of built in wardrobes; central heating radiator; door leading into:

**En Suite:**

Having walk in shower with wall mounted rain shower over; wash hand basin; low level wc; double glazed window to the side elevation; heated towel rail.

**Bedroom:**

14' 3" max x 12' ( 4.34m max x 3.66m )  
With double glazed window to the rear elevation; central heating radiator; built in wardrobes; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower over; wash hand basin with tiled splashback; low level wc; heated towel rail.

**Bedroom:**

17' 2" x 10' 9" ( 5.23m x 3.28m )  
Part Restricted Head Height. Having double glazed windows to the front and side elevations; central heating radiator.

**Bedroom:**

11' 7" x 11' 6" ( 3.53m x 3.51m )  
With double glazed window to the rear elevation; built in wardrobe; built in shelving; central heating radiator.

**Bedroom / Study:**

11' 8" x 9' 5" ( 3.56m x 2.87m )  
Currently used as a study with built in units; double glazed window to the rear elevation; central heating radiator.

**Family Bathroom:**

Having P shaped bath with mixer taps and wall mounted rain shower with side screen; wash hand basin; low level wc; heated towel rail; double glazed window to the rear elevation; complementary tiling.

**Integral Double Garage:**

Having two up and over doors; side personal door.

**Gardens:**

To the front the driveway provides off road parking with lawned area having wall and hedge boundaries. The delightful rear garden has a high degree of privacy and is mainly laid to lawn with paved patio area, mature trees and shrub plantings.



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## **Park Crescent, Doveridge, Ashbourne**

- EXCELLENT SIZED PLOT
- INDIVIDUALLY BUILT DETACHED
- FIVE BEDROOMS
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: D  
Council Tax Band: G

offers over  
**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109782 - 0005

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**bagshaws residential**



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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