

Hindlip Close

Doveridge, Ashbourne, DE6 5LF

John German



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£339,995

Tastefully presented & immaculately maintained modern double fronted detached home occupying a pleasant corner position overlooking green space on a sought-after development, situated on the edge of a highly regarded & desirable village.

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Whether looking to move with up or down the property ladder, internal inspection of this impressive modern double fronted home is highly recommended to appreciate its excellent layout and room dimensions, turn-key condition and specification, and its exact position overlooking green space on the sought-after development, built by renowned David Wilson Homes in 2020. Also benefitting from a westerly facing enclosed low maintenance garden and versatile garden room/study (formerly the detached garage). For sale with the advantage of having no upwards chain.

Situated towards the edge of this highly regarded and sought-after village within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green, plus the picturesque church. Numerous walks through surrounding countryside and the River Dove are also on the doorstep. 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 traditional canopy porch with a composite and part obscure double glazed entrance door opens to the welcoming central hallway, providing a lovely introduction to the home with stairs rising to the first floor, and doors leading to the ground floor accommodation and fitted guest's cloakroom/WC.

To the right is the comfortably sized lounge which extends to the full depth of the home, having dual aspect windows providing ample natural light.

On the opposite side of the hall is a light and airy dining kitchen which also extends to the full depth of the property, providing space for both dining and soft seating if preferred, and immersed in natural light with wide uPVC double glazed French doors opening to the pleasant garden. There is a range of base and eye level units with fitted worksurfaces and an inset sink unit set below a side facing window overlooking the garden, a fitted LPG hob with a stainless-steel extractor hood over and double electric oven under, plus integrated appliances including a dishwasher, wine cooler, and fridge/freezer. Completing the ground floor is the fitted utility room which has base and eye level units and a fitted worktop, space for appliances, a useful under stairs cupboard and a door to the rear driveway.

To the first floor the landing has a rear facing window providing light, loft access and built-in storage. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and also enjoy the open outlook over the greenspace. The spacious master bedroom has a bank of built-in wardrobes and the benefit of a fitted ensuite shower room, having a superior three-piece suite incorporating a double cubicle with a mixer shower over, with complementary tiling and a front facing window providing light. The third bedroom is currently used as a study. Completing the accommodation is the fitted family bathroom, also having a superior white suite incorporating a panelled bath with an electric shower and glazed screen above, complementary tiling and a side facing window.

Outside - The enclosed, part walled westerly facing garden has a paved and gravelled patio providing a pleasant seating and relaxing area, with an artificial lawn and gravelled edging, plus gated access to the driveway. The versatile garden room has power and feature lighting with sliding patio doors overlooking the garden, providing potential to used as a games room or study depending on your needs (formerly the part of the garage).

To the front there is an enclosed plum slate shale foregarden which wraps around to the side elevation, containing a variety of shrubs.

To the rear a tarmac driveway provides off road parking leading to the small garage/store which is attached to the garden room.

W3W – rotate.apple.slopes

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: There is a small annual charge for the maintenance of the communal areas on the development.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

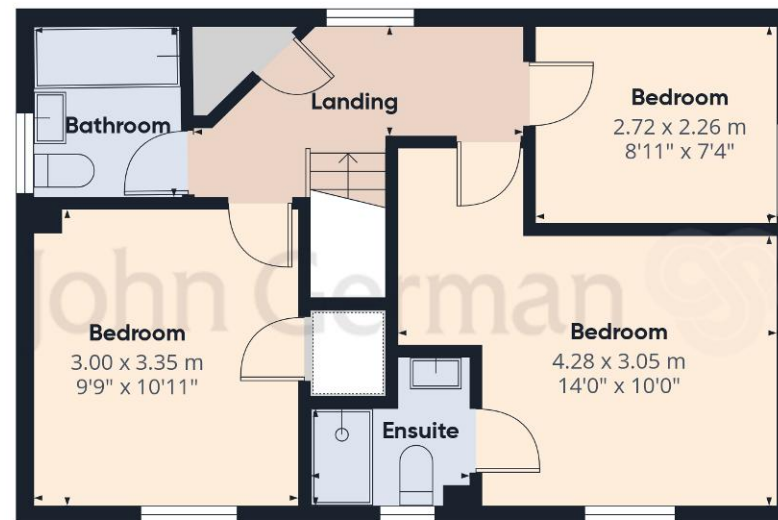
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

103.9 m²

1120 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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