East Lawn Drive

Doveridge, Ashbourne, DE6 5JN

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£349,995



An impressive double-fronted David Wilson Homes residence, offering beautifully proportioned accommodation and an elegant, thoughtfully designed layout. Occupying a desirable position overlooking open green space within this sought-after development, the property is complemented by an enclosed, westerly-facing rear garden.

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 opaque 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 cloakroom/WC.
To the right is the comfortably sized living room 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 dining 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 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.

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 green space. 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, low flush WC, and pedestal washbasin with complementary tiling and a front facing window providing light.
Completing the accommodation is the fitted family bathroom having a white suite incorporating a panelled bath, low flush WC and pedestal washbasin, complementary tiling, heated towel radiator and a side facing window.

Outside – The property sits in a lovely commanding position overlooking the large open green to the front, set back from the road behind a lawned front garden with mature herbaceous borders providing year round interest and colour. The private, walled and westerly facing garden has a paved patio providing a pleasant seating and relaxing area, with a well kept lawn and herbaceous borders with specimen trees, plus gated access to the driveway and garage. The garage has power and lighting.

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**: Driveway **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Mains gas
(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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA02112026
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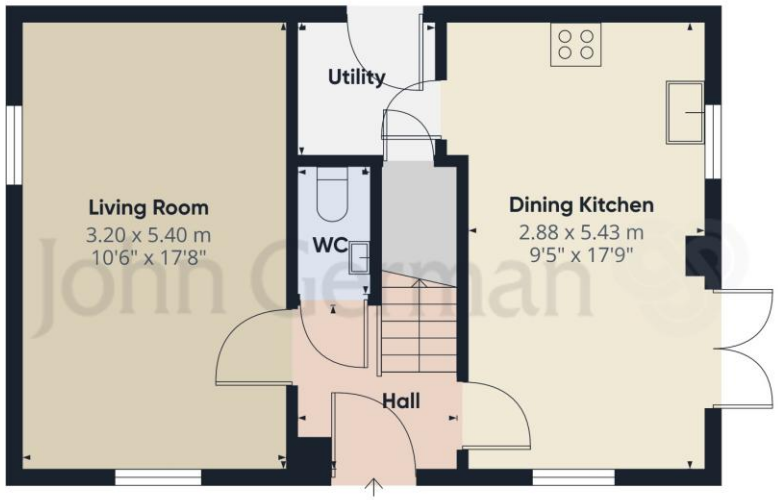



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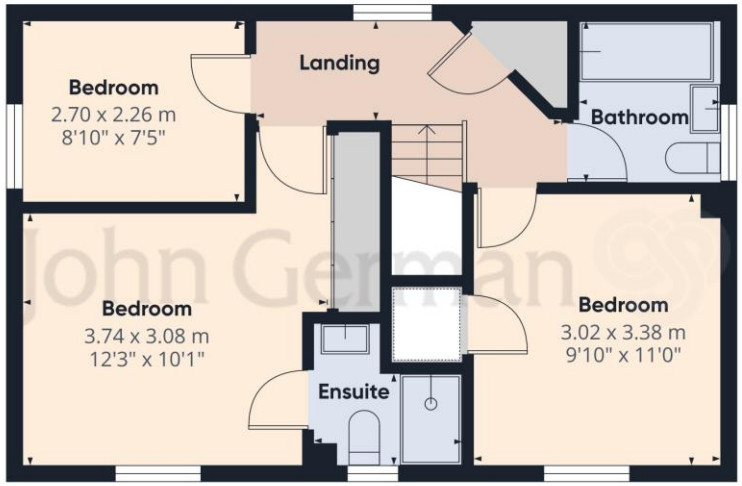

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

85.4 m²

920 ft²

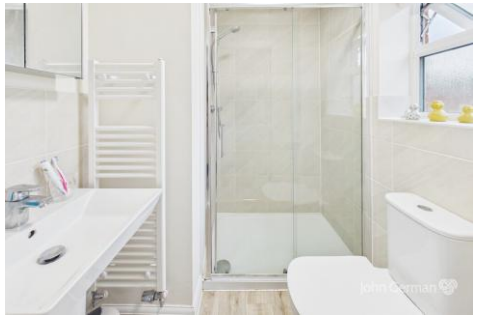
(1) Excluding balconies and terraces

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

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Agents' Notes

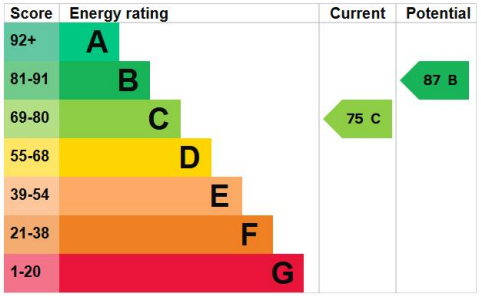
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John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

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