

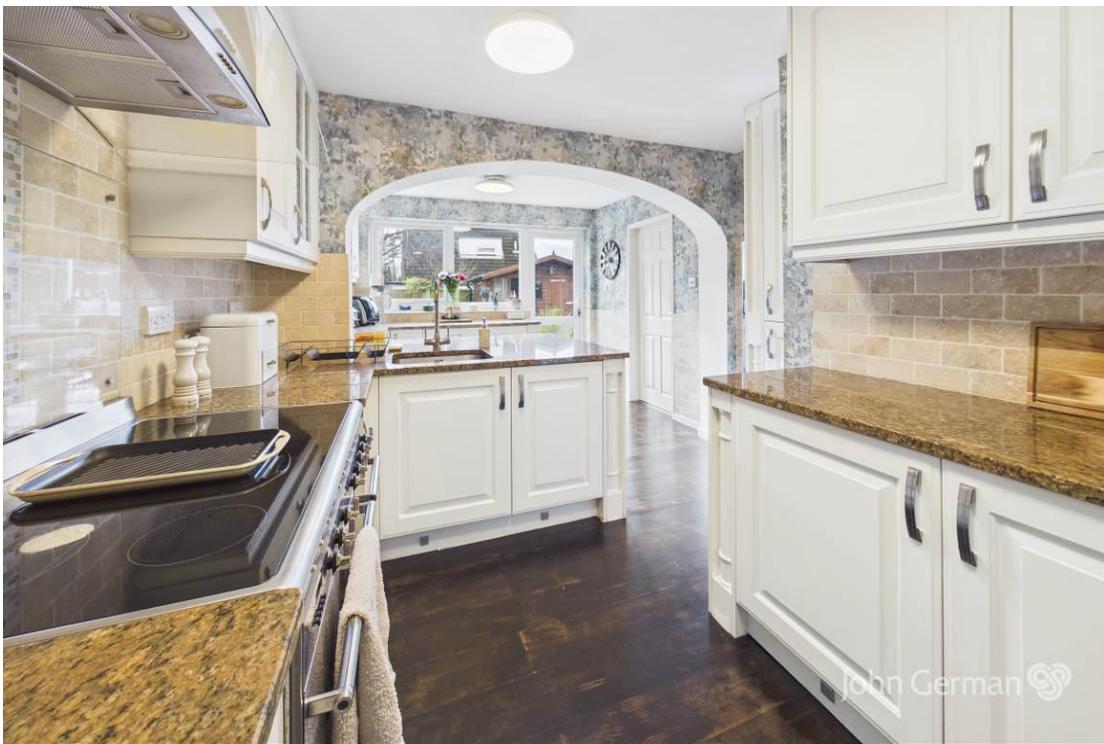
# West Drive

Doveridge, Ashbourne, DE6 5NG

John German



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£365,000

**\*\*SOLAR PANELS & AIR SOURCED HEATING\*\***

Beautifully presented & well-maintained detached home with generously sized extended & versatile accommodation, situated on a quiet cul-de-sac in the sought-after village.

Ideal whether looking to move up or down the property ladder, internal inspection and consideration of this versatile and energy efficient home is strongly recommended to appreciate its extended ground floor accommodation, high standard throughout, spacious room dimensions and its delightful cul-de-sac location benefitting from a southerly facing rear garden.

Located in the well-regarded tranquil and sought-after village of Doveridge within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall, tennis courts and bowling green plus the picturesque church. Numerous walks to the surrounding countryside and 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** - The welcoming entrance hall provides a pleasant introduction to the home with stairs leading to the first floor with built-in under stairs storage cupboard, Karndean flooring which runs through the majority of the ground floor, plus doors leading to the extended accommodation.

The well-proportioned lounge/dining room has a focal chimney breast with a multi-fuel burner and a feature surround, plus a wide bay window with Georgian style double glazing to the front providing natural light. An arch leads to the versatile garden room, currently used as formal dining room but ideal for additional entertaining space or a place to relax.

The extremely well-equipped shaker style, bespoke extended kitchen has an extensive range of units with granite worksurfaces including a peninsula unit with a matching breakfast bar, an inset sink unit facing towards the rear garden, space for an electric range stove with an extractor hood over, plus an integrated fridge and two freezers. These are accompanied by natural stone tiling and oak flooring throughout. A uPVC window overlooks the rear garden and a matching door provides direct access. A door opens to the excellent downstairs WC with a contemporary two-piece suite and feature mosaic half tiled walls, fitted storage and a rear facing window.

Completing the ground floor space is the front facing double bedroom, also providing scope to use as further living space.

To the first floor the landing has a side facing window providing natural light, a built-in full height storage cupboard and a loft hatch. Doors lead to the two further front facing double bedrooms, with the delightful master having a panelled wall feature and a walk-in dressing room. Finally, there is the fitted family bathroom which has a white contemporary suite with feature tiling, incorporating a panelled bath with a mixer tap and shower attachment with a glazed screen. There are fitted matching storage cupboards and Karndean flooring to compliment the room.

**Outside** - To the rear a block paved patio and further flag stone paved seating area provides a pleasant relaxing and entertaining area, with low level timber dwarf walls leading to the garden laid predominantly to lawn, with well stocked borders containing a variety of shrubs and plants. There is a Swiss style carpeted shed/workshop with power and lighting (approx. 10' x 8'). There are external lights and illumination to the garden and patio areas.

To the front there is a garden also laid mainly to lawn with stocked beds and borders. A tarmac driveway provides off road parking for several vehicles leading to the carport and attached garage which has an up and over door, power and access to the rear garden.

**Please Note:** The property benefits from Solar Panels which provide reduced electricity costs, the ownership of which will transfer to the new owner.

**W3W:** published.directive.gentlemen

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

There is also a recently fitted EV charging point.

(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







Ground Floor

**Approximate total area<sup>(1)</sup>**

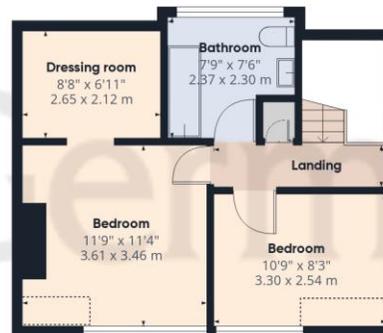
1225 ft<sup>2</sup>

113.9 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

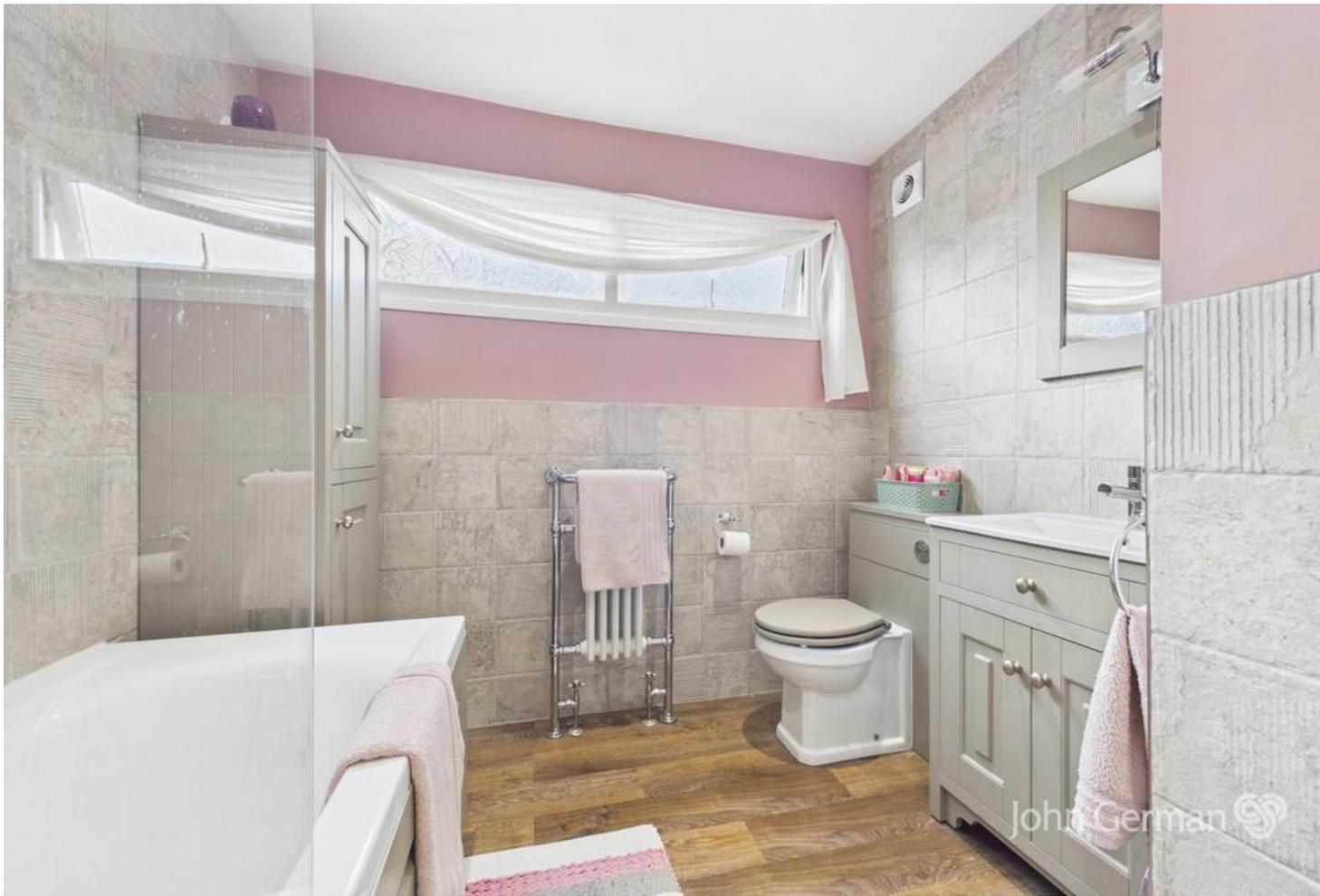
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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