


# West Drive

Doveridge, Ashbourne, DE6 5NG



John German 




John German 

Beautifully Presented and Much Improved Chalet Style Detached Home Providing Generously Sized & Versatile Accommodation, Occupying a Lovely Corner Plot in the Highly Regarded and Sought-After Village.

£310,000



John German 

John German 

Ideal whether looking to move either up or down the property ladder, consideration of this lovely home is highly recommended to appreciate its lovely condition, versatile layout and dimensions, and its cul de sac position and plot.

Situated in the sought-after village of Doveridge and within walking distance to its wide 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 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 uPVC part obscure double glazed entrance door to the side leads to the pleasant hall, where stairs rising to the first floor with an understairs cupboard, and light oak doors to the ground floor accommodation.

The spacious light and airy lounge/dining room extends to the full depth of the property having a wide window to the front and French doors opening to the garden, which provide an abundance of natural light. In the living room is a focal chimney breast with a log burner set on a hearth, and a timber mantel.

The fitted kitchen has a range of base and eye level units with timber worktops and inset ceramic sink unit set below the window overlooking the garden, a fitted electric hob has an extractor hood over, built-in double oven, plumbing for washing machine and additional appliance space. A uPVC part double glazed door provides access to the garden.

Completing the ground floor accommodation is a double bedroom with a wide front facing window.

To the first floor the landing has a side facing window and light oak doors leading to two further good-sized bedrooms, including the lovely master, and the second bedroom having a fitted wardrobe. Finally there is the fitted family bathroom that has a white modern three-piece suite with complementary tiled splash backs, incorporating a panelled bath with an electric shower and glazed screen above.

Outside: To the rear a spacious paved patio provides a lovely entertaining area leading to the good-sized garden predominantly laid to lawn which wraps around to the side of the property, with borders and a further gravelled seating area. Enclosed to three sides with gated access to the side.

To the front is a garden also laid to lawn with a lime tree (subject to a TPO). A block paved and gravelled driveway provides ample parking leading to the attached garage, which has an up and over door plus double doors opening to the garden.

W3W – a westruck.spectacle.slide

**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:** Oil Fired Central Heating

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

**Broadband type:**

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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 1<sup>st</sup> 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 Approved Code  
Trading Standards UK

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

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**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.

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