

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

John 
German





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£489,999

Superb four-bedroom detached on the edge of a desirable modern development, in sought after village. 1,526 sq ft of well-designed space, featuring a spectacular open plan living/dining kitchen plus two generous additional reception rooms, master bedroom with dressing room and ensuite, a wide driveway plus a larger than average single garage.

Doveridge is located on the Derbyshire Dales boundary ideally positioned for commuters, with easy access to Ashbourne and Uttoxeter excellent access to the A50, located just to the north of the village. Uttoxeter railway station offers regular rail services, while East Midlands Airport is the nearest major airport.

The village enjoys a strong sense of community and offers a range of everyday amenities, including a village shop, a well-used village hall, Doveridge Primary School, and a local church, making it a highly desirable place to live

The property is located off a shared private block paved driveway with visitor parking bordered by wide lawned verges with mature hedging and specimen trees along the road boundary creating a lovely outlook and providing screening. In front of the property is a charming foregarden with a box boundary hedge and herbaceous shrubs and bushes providing year round interest and colour.

To describe the property in more detail starting at the composite front entrance door which opens into a central hallway with windows to the front elevation and doors leading off to the ground floor living spaces. The hallway features upgraded complementary tiled flooring throughout, a staircase rising to the first-floor landing with a useful under-stairs storage cupboard plus a built-in cloaks cupboard.

The dining room is a versatile reception room equally suited as a family room, playroom or home office with a lovely view out over the front elevation.

The lounge runs the full depth of the property with a lovely double aspect and views from a large front facing window as well as French doors which open out onto the canopy covered rear patio.

The impressive open-plan kitchen, dining, and living area forms the true heart of the home. Finished with upgraded complementary tiled flooring throughout, the kitchen is fitted with a range of matching base and eye-level units with composite work surfaces incorporating a one and a quarter bowl stainless steel sink and extending to form a breakfast bar. Integrated appliances include an oven, grill, fridge freezer, dishwasher, and a four-ring induction hob with stainless steel extractor hood. The living and dining areas enjoy views over the garden with French doors opening onto the patio. An internal door leads to:

The utility room which is fitted with matching base-level storage units, timber shelving, and upgraded tiled flooring. There is plumbing and space for under-counter appliances, a stainless steel sink with drainer, gas boiler and a side entrance door provides access to the driveway, the electrical consumer unit is also housed here.

Moving back through into the hallway which leads off to a ground floor guest WC featuring upgraded tiled flooring, a low-level WC, floating wash hand basin with mixer tap, heated towel rail and extractor fan.

On the first floor a wrap around central landing has access into loft space, an airing cupboard housing the pressurised hot water tank and doors leading off to the bedrooms and family bathroom.

The master bedroom features a spacious sleeping area with room for additional furniture and a window overlooking the rear garden and leads onto a dressing room fitted with bespoke built-in wardrobes offering hanging rails and shelving. A further internal door leads to the en-suite which is fitted with a stylish three-piece comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen and waterfall showerhead. Finished with complementary wall and floor tiling, chrome heated towel radiator, extractor fan and a frosted window to the side elevation.

The second principle bedroom overlooks the front elevation and also features an en suite shower room comprising a low-level WC, pedestal wash hand basin with mixer tap, and double shower cubicle with sliding glass screen and waterfall showerhead. Complementary tiling to floors and walls, chrome heated towel radiator, extractor fan and a frosted window to the front elevation.

There are two further double bedrooms served by the family bathroom which is fitted with a luxury four piece suite comprising panelled bath, low-level WC, pedestal wash hand basin with mixer tap, and double shower cubicle with sliding glass screen and waterfall showerhead. Complementary tiling to floors and walls, chrome heated towel radiator, extractor fan and a frosted window to the side elevation.

Outside to the rear, the property lies a beautifully landscaped, south-west facing garden, thoughtfully designed to provide both relaxation and entertaining space. Immediately adjoining the house is a spacious paved patio, accessed via French doors from the main living areas and sheltered by an attractive glass rooved ornate canopy. This creates an ideal all-weather space for outdoor dining while allowing natural light to flood into the home.

Beyond the patio, the garden opens onto a well-maintained lawn bordered by established planting, shrubs, and fencing, offering a good degree of privacy, further paved areas, make it both practical and family-friendly while retaining a clean, low-maintenance finish. Behind the garage is a timber framed greenhouse/potting shed, with raised planting beds and a decorative gravel surround; perfect for the avid gardeners.

To the side of the house a wide driveway provides ample parking as well as access to the oversized brick built detached garage with power and light connected and a courtesy door directly into the garden

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.

There is a communal maintenance charge, currently £310 per annum.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG (shared tank on the estate)

(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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30042026

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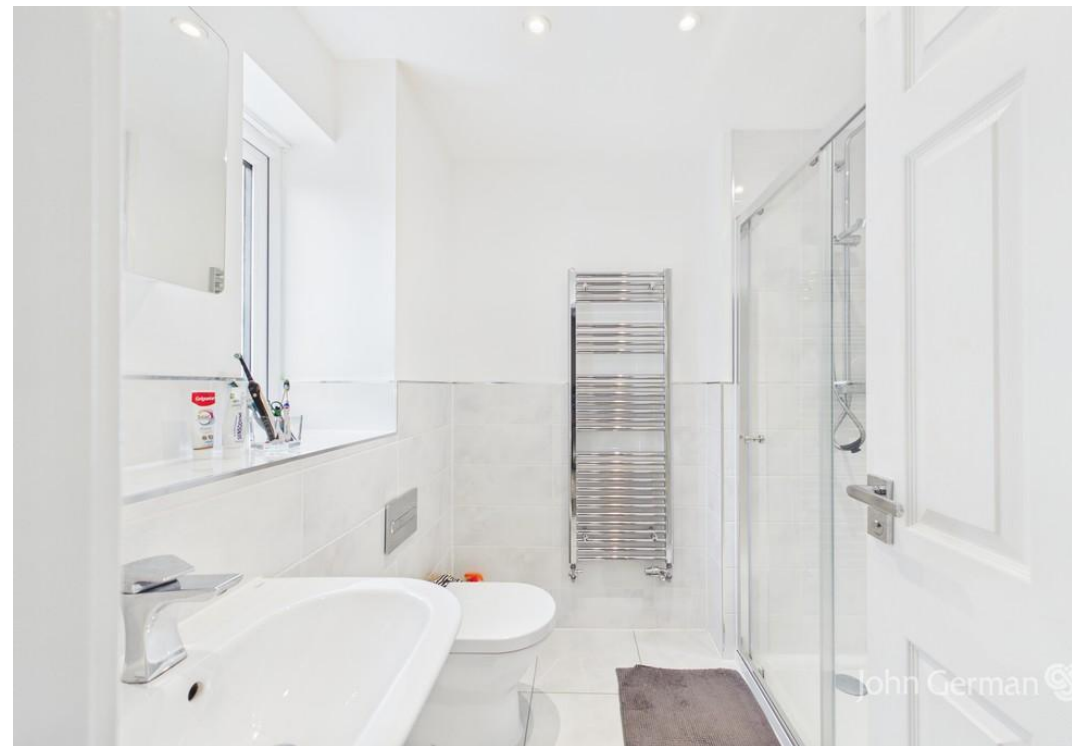


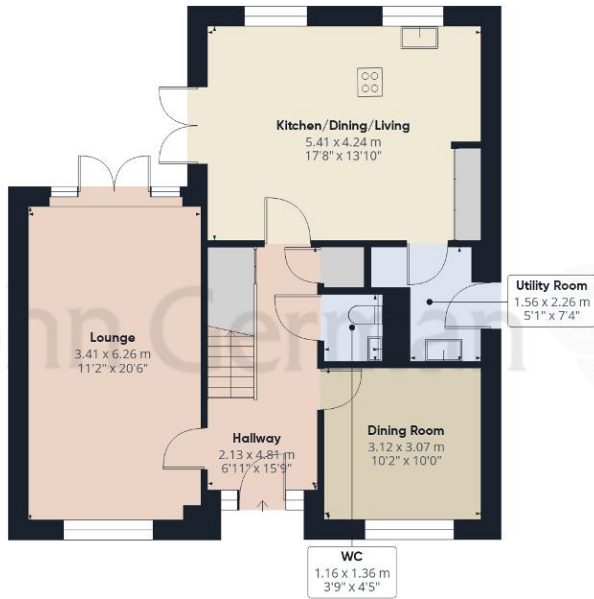






John German





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

161.8 m²

1742 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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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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