

Meadow View

Doveridge, Ashbourne, DE6 5LT

John German



John German



Meadow View

Doveridge, Ashbourne, DE6 5LT

£485,000

Attractive modern style family home with immaculately maintained and well-presented accommodation incorporating extended and re-modelled ground floor space, occupying a delightful corner plot enjoying a south facing rear garden and views towards the surrounding fields.

For sale with no upwards chain involved, viewing and consideration of this impressive home is essential to appreciate its deceptive room dimensions and excellent layout, which has been re-modelled and extended by the current owner to enable the principle living room to take full advantage of the south-facing rear garden and adjacent views. Centred around the lovely reception hall and first floor landing, the home has been maintained to a superb standard and offers the opportunity to move straight in and then personalise room by room to make it your own. Ideal whether moving either up or down the property ladder or searching for family residence in a community village location.

Situated in the highly regarded and desirable village within walking distance to 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. There are numerous walks through the surrounding countryside, and the River Dove is 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.

A traditional tiled canopy porch with a part glazed entrance door opens to the lovely reception hall, providing a welcoming introduction and an immediate sense of the size and standard of the accommodation. Having stairs rising to the first floor, feature timber flooring which runs through the majority of the ground floor, and doors opening to the extended ground floor living space, the downstairs WC, and the garage.

The delightful triple aspect and generously sized living room is immersed in natural light and provides ample space to arrange your furniture to how best suits your household's requirements, including using the space as a living/dining room, with a focal log burner having a feature surround at the end of the room and wide uPVC double glazed French doors allowing direct access to the patio and south facing rear garden.

The fitted kitchen is spacious enough to easily accommodate a dining table and chairs, having an extensive range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, a fitted induction hob with a stainless-steel extractor hood over and a built-in double oven, an integrated dishwasher and space for additional appliances, and an integrated freezer. Additional natural light comes from the part double glazed door opening to the garden.

The separate dining room is positioned at the front of the home and given the size of the living room and kitchen, the room could be used as a family room, play area or study depending on your needs.

The pleasant first floor landing has a side facing window enjoying a lovely view and natural light, with access to the loft and a built-in airing cupboard. Doors lead to the four good sized bedrooms, with the three rooms to the rear enjoying a fabulous far-reaching view over the garden and adjacent countryside, and the impressively spacious master suite extending to the full width of the home with a bank of built-in wardrobes, and an ensuite shower room having a white modern suite with panelled walls and an electric shower.

Completing the accommodation is the fitted family bathroom which has a white modern suite with tiled splashbacks, incorporating a panelled P-shaped bath with a mixer tap and shower attachment, plus a glazed screen above.

Outside, to the rear, the delightful south facing garden has a natural stone paved patio providing a lovely seating and alfresco dining area leading to the lawn, which has well stocked borders containing a plethora of shrubs and plants, space for a shed, and a good degree of privacy with views towards the adjacent fields. To one side there is gated access to the front, and on the opposite side elevation the lawn wraps around the home with well stocked borders and further gated access to the front.

To the front of the home there is a further lawn enclosed by established hedges with well stocked borders. A wide block paved driveway provides off-road parking for several vehicles leading to the garage which has an up and over door, power and light, and a personnel door into the property.

What3words: ///dorms.inherit.shrubbery

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: Drive

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 E

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

Our Ref: JGA/03072026

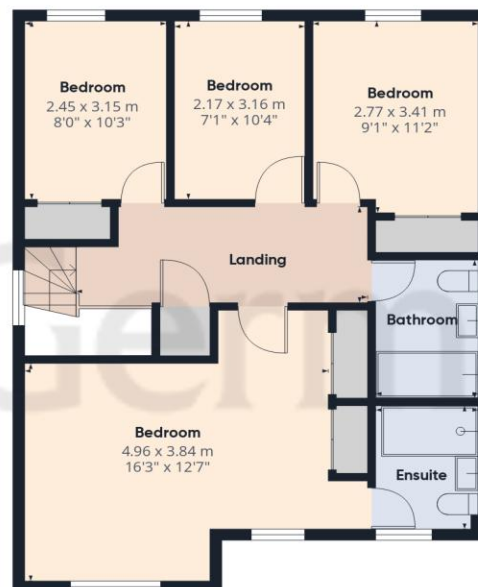
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

146.5 m²

1577 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.

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		



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



