

Meadow View

Doveridge, Ashbourne, DE6 5LT

John German



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£425,000

Superbly presented and maintained modern detached home providing deceptively spacious family sized accommodation, occupying a lovely position and plot enjoying a good of degree of privacy within the well-regarded and sought-after village.

A real surprise awaits you when viewing and considering this modern style home which has been seamlessly extended to provide excellently proportioned accommodation suitable for any family whether moving up or down the property ladder. Incorporating four bedrooms and three bath/shower rooms (two ensuite) upstairs and a lovely open plan dining kitchen with an island providing the hub of the home downstairs. Occupying an impressive plot with a delightful well-tended rear garden which enjoys a good degree of privacy, with ample parking to the front leading to the garage.

Situated in the well-respected and desirable village within walking distance to its range of amenities including the primary 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.

A composite and part double-glazed entrance door opens to the welcoming hallway which has a window providing additional natural light, stairs rising to the first floor and a door leading to the ground floor accommodation. The generously sized lounge has focal chimney breast with an inset log burner and a feature surround, with a wide walk-in bay window with shutters providing an abundance of natural light.

The heart of the home is the impressive dining kitchen which has a range of base and eye level units with matching island, fitted timber worktops with an inset sink unit set below the window overlooking the garden, a fitted electric hob with a contemporary extractor hood over and a built-in double oven, plus an integrated dishwasher and fridge/freezer. A glazed door and side panel opens to the good-sized brick base and uPVC double glazed constructed conservatory, providing additional living space with power, light and a radiator, overlooking the garden with French doors leading to the patio. The useful utility room has a range of fitted units with a worktop and an inset sink unit, plumbing for washing machine and ample space for further appliances, coats, boots and drying your washing, with a freestanding central heating boiler a uPVC part double glazed door to the outside. Finally, there is the downstairs WC which has a two-piece suite and a side facing window.

To the first floor, the pleasant landing has a built-in airing cupboard and access to the loft. Doors lead to the four good-sized bedrooms, three of which can easily accommodate a double bed and furniture. The rooms to the front enjoy a far-reaching view, including the spacious master which also benefits from a fitted ensuite shower room having a modern white suite incorporating a double cubicle with a mixer shower over. The rear facing second bedroom enjoys a pleasant view over the garden and surrounding greenery, also benefiting from an ensuite shower room having a white suite incorporating a cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom which has white modern three-piece suite incorporating a panelled bath with an electric shower and folding glazed screen above.

Outside, to the rear, a natural stone paved patio and seating area with timber edging leads to the garden which is laid mainly to lawn with well stocked borders containing a variety of shrubs, with a further decked seating and dining area and a lovely summerhouse with power overlooking the garden. Enclosed to three sides and enjoying a good degree of privacy, with space for a greenhouse and shed, plus gated access to the front. To the front, a wide tarmac driveway with cobbled edging provides off road parking for several vehicles, leading to the garage which has an up and over door, power and light.

What3words: ///variation.easygoing.places

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 & 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 D

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

Our Ref: JGA/30062026

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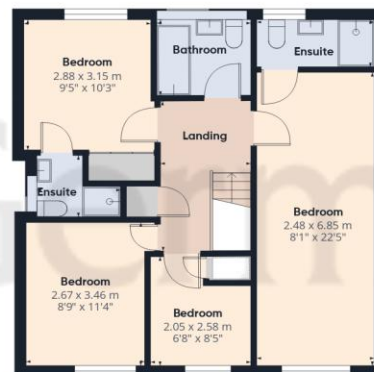


Ground Floor

Approximate total area⁽¹⁾

135.9 m²

1463 ft²



Floor 1



(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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