

East Lawn Drive

Doveridge, Ashbourne, DE6 5JN

John
German

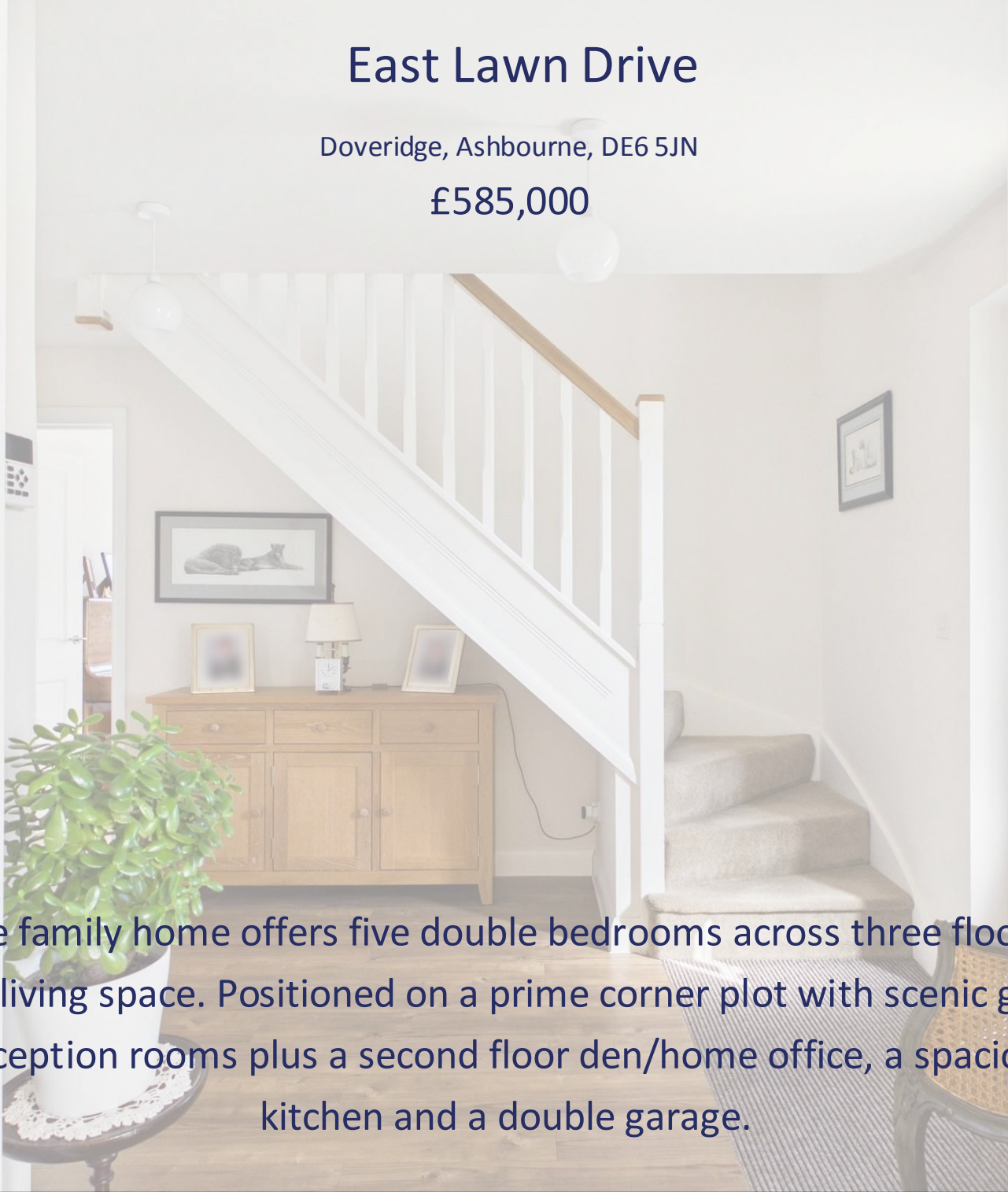




East Lawn Drive

Doveridge, Ashbourne, DE6 5JN

£585,000

A photograph of a bright, modern interior space. A white staircase with a wooden handrail leads up from a carpeted landing. Below the stairs is a wooden sideboard with a lamp and framed pictures. A large potted plant sits on a small table in the foreground. The room is well-lit by large windows on either side.

This impressive family home offers five double bedrooms across three floors and approx. 2,400 sq ft of living space. Positioned on a prime corner plot with scenic green views, it features two reception rooms plus a second floor den/home office, a spacious living/dining kitchen and a double garage.

John German 

Built by David Wilson Homes in 2020 to their Moorecroft design, this extremely impressive home comes to the market in immaculate condition, having been perfectly designed to provide versatile accommodation laid out over three floors ideal for a growing family, home workers, or even multi-generational households. The top floor alone offers potential to be a 'self-contained unit' suitable for dependent relatives, young or old.

Outside, the property is set on a prime corner plot overlooking wraparound green spaces. To the side of the property is a generous double-width driveway and double garage, whilst to the rear is a lovely, fully enclosed and partly walled garden which enjoys a good degree of privacy.

Located in the charming village of Doveridge which features its own primary school, a pub restaurant, a community café in the village hall plus a community milkshack selling hot and cold drinks and food essentials. The property also provides excellent connectivity to the A50, linking to the M1 and M6. The market towns of Uttoxeter and Ashbourne are easily accessible, with Uttoxeter offering good schools, a local railway station, and various sports and leisure facilities.

Let us walk you through the property in more detail, starting in the main entrance hall, which is a generous open space located in the centre of this beautifully balanced design. It features a composite front entrance door, stairs rising to the first-floor landing and doors leading off to the ground floor living spaces.

Part-glazed double doors open into the generous main sitting room, which has a lovely dual aspect to both the front and rear elevations. A bay window overlooks the green to the front and French doors lead out onto the rear patio, with full-height windows on either side.

The dining room also features dual aspect windows to the front and side elevations, with lovely views over the wraparound green spaces.

The cloakroom/WC is fitted with a low-flush WC, corner wash hand basin with mixer tap, complementary tiling to the lower half, and Amtico flooring. A built-in cloaks/storage cupboard houses the consumer unit and main telephone socket.

Moving through to the kitchen, which is at the heart of this fabulous home, this lovely open-plan space has been created in line with modern living, offering plenty of sociable space and an abundance of natural light from triple-aspect windows. The family area features French doors opening out onto the rear patio, with adjoining box bay patio doors to the side. The kitchen area features a range of matching base and eye-level high-gloss storage cupboards and drawers, with granite preparation work surfaces, breakfast bar, and carved inset drainer. Integrated appliances include a four-ring stainless steel AEG hob with matching extractor hood, double oven, grill, fridge, freezer, dishwasher, and chrome mixer tap. The open-plan living/dining kitchen has Amtico flooring throughout.

The adjoining utility room has a double-glazed rear entry door leading out to the garden, Amtico flooring and matching high-gloss base and eye-level storage cupboards with a concealed central heating boiler. Granite work surfaces include a built-in stainless steel sink and drainer with mixer tap and there is space and provision for an integrated washer/dryer.

On the first floor, a central landing provides access to the bedrooms and family bathroom, with a second set of stairs rising to the second floor. The landing features excellent storage, with two built-in cupboards, one of which houses the pressurised hot water system.

The master bedroom features a walk-through dressing room fitted with a superb range of wardrobes, leading to a generous bedroom area with dual-aspect windows and plenty of space for additional furniture if desired. The en-suite bathroom is fitted with a four-piece suite comprising a low-flush WC, vanity wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap, and double shower cubicle with sliding glass screen, along with complementary wall tiling, a heated towel radiator, and shaving point.

There are three additional generous double bedrooms on this floor, served by the family bathroom, which is fitted with a four-piece suite comprising a low-flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower cubicle with glass screen and complementary tiling plus a heated towel radiator. On the second floor, stairs lead to an open landing space with ample natural light from a ceiling skylight and side-facing window. The space is currently used as an additional sitting room but could be utilised as a study area.

The den/bedroom six has Velux windows to the side elevation and a built-in storage cupboard.

Bedroom five is a spectacular room with bespoke skylights to the rear and a front-facing window overlooking the green. The en-suite shower room has a window to the rear elevation and is fitted with a three-piece suite comprising a low-flush WC, pedestal wash hand basin with mixer tap, enclosed shower cubicle, complementary tiling, glass screen, and heated towel radiator.

This entire top floor could arguably be used to create a spectacular master suite, using the den as a dressing room.

Outside, the property is set off a shared private drive, with double-width parking to the side of the house leading to the detached double garage. The property benefits from wraparound flower beds, a side lawn, and gated side entry providing access to the rear garden.

The rear garden has been landscaped and beautifully maintained, enjoying an excellent degree of privacy with a westerly-facing aspect. Adjacent to the house is a lovely paved patio area, ideal for outdoor entertaining, overlooking the mainly lawned garden. Ornamental flower beds and borders feature a variety of mature shrubs and decorative planting, with a mainly walled boundary.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. There is an estate maintenance charge of £280 per annum.

Property construction: Traditional

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG (All of the properties on the development share subterranean LPG tanks through Calor). (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 G

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

Our Ref: JGA/07042026

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



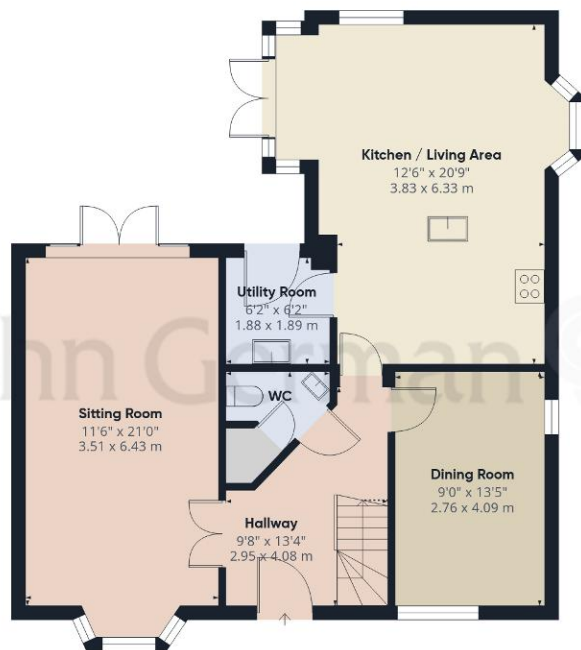




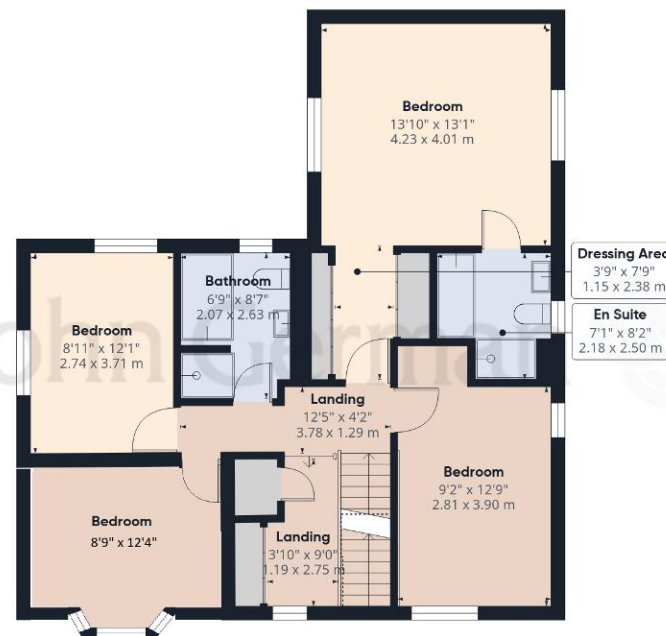


John German





Ground Floor



Floor 1

Approximate total area⁽¹⁾

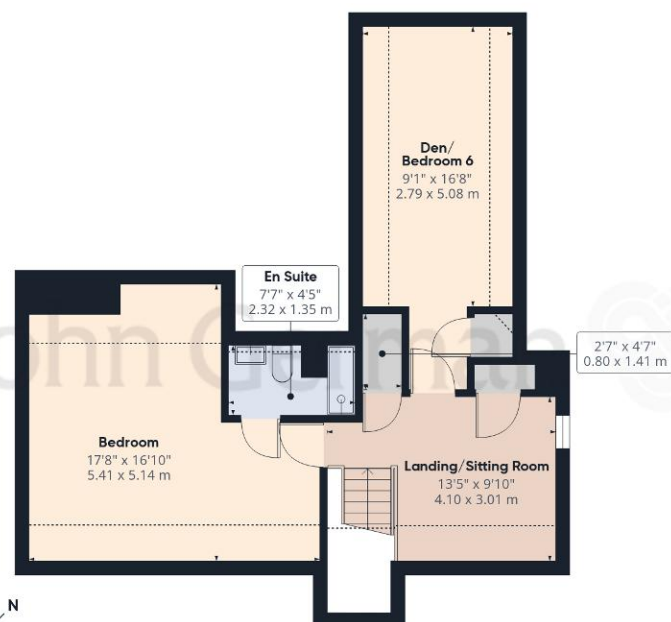
1217 ft²

197.4 m²

Reduced headroom

146 ft²

13.6 m²



Floor 2



(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



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		85 B
69-80	C	78 C	
55-68	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



