

CURRAN
BIRDS
+ CO

Oak Drive, Doveridge
Ashbourne
£340,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXTENDED HOME WITH SOLAR PANELS & AIR SOURCE HEAT PUMP - An extended four-bedroom detached family home, situated in a pleasant cul-de-sac within the highly sought-after village of Doveridge. The property enjoys convenient access to a wide range of local amenities

The property offers well-proportioned accommodation, with excellent potential to personalise and modernise to suit individual tastes. The home benefits from 10 solar panels, a Mitsubishi air source heat pump, double glazing and some triple-glazed windows.

In brief, the accommodation comprises a welcoming entrance porch, a spacious lounge with feature fireplace, a dining room with patio doors opening onto the rear garden, a fitted kitchen with range cooker, a separate utility room and a ground floor wc. To the first floor, the landing provides access to four bedrooms and a family bathroom.

Externally, the property offers ample driveway parking leading to a single integral garage. There are generous, landscaped gardens to both the front and rear. The enclosed rear garden features a substantial lawn and well-stocked planted borders.





The Detail

A storm porch with a door to the front and side windows leads into the property. The lounge features a window to the front elevation and stairs rising to the first-floor accommodation. The focal point of the room is the brick fireplace with an LPG gas fire, and double doors open into the dining area, which has patio doors to the rear elevation.

The kitchen has a uPVC double-glazed window to the rear elevation and a fitted range of wall and base units with drawers. It includes a sink and drainer integrated into the preparation work surface, space for a fridge, and space for an oven. A door leads into the utility room, which has a uPVC double-glazed window and door to the side elevation, with plumbing and appliance space for a washing machine and chest freezer. From here, there is also access to a wc with a window to the rear elevation.

The first-floor landing provides loft access and a storage cupboard housing the hot water tank, with doors leading to the bedrooms and bathroom. The primary bedroom has a triple glazed window to the front elevation and a built-in wardrobe. The second bedroom has windows to both front and rear elevations and a built-in wardrobe. The third bedroom has a window to the rear elevation and a built-in wardrobe, while the fourth bedroom features a triple-glazed window to the front elevation. The family bathroom has a window to the rear elevation and is fitted with a three-piece suite comprising a corner bath with shower over, a low-level WC, and a pedestal wash hand basin, with tiled splashbacks.



Outside, the front garden is lawned with mature flower beds and borders, and a tarmac driveway leads to the single garage. The garage has an up-and-over door to the front, with power and lighting. Side gated access provides entry to the enclosed rear garden, which is mainly laid to lawn with mature beds and borders, a garden shed, and a paved patio area.





CURRAN BIRDS + CO

The Location

Set in the highly desirable village of Doveridge, close to the historic market town of Ashbourne, the property enjoys a tranquil rural setting while remaining conveniently close to local amenities. Doveridge offers a range of village facilities, including a public house, St Cuthbert's Church and a primary school, while nearby Ashbourne provides a wider selection of independent shops, restaurants and leisure facilities.

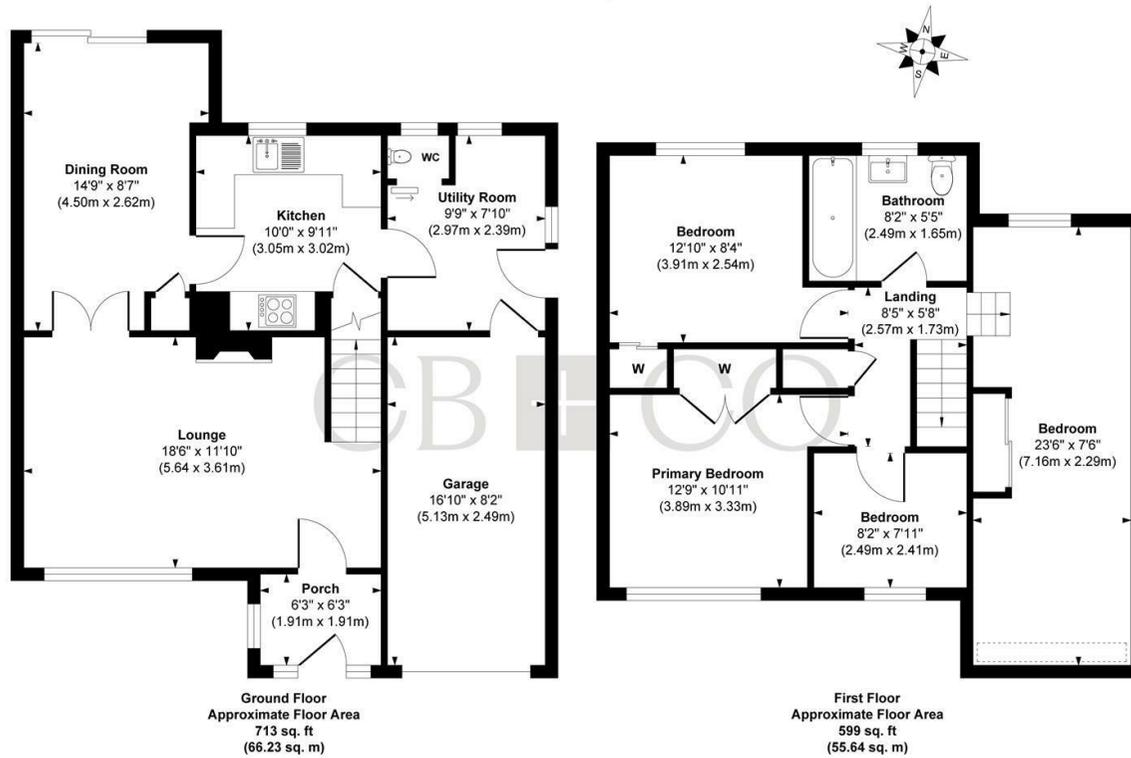
The property is also ideally positioned for commuters, with easy access to major road networks including the A50 and M6, linking to regional centres such as Derby, Nottingham and Birmingham. Surrounded by the picturesque Derbyshire countryside and located close to the Peak District National Park, this exceptional residence offers the perfect balance of peaceful rural living and excellent connectivity.







Oak Drive, Doveridge, Ashbourne



CBH

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Spacious Extended Detached Home
- Delightful Cul-de-Sac Position in the heart of the Village
- Requires Cosmetic Updating - Exciting Potential for Improvement
- Improved Energy Efficiency - Solar Panels & Air Source Heatpump
- Entrance Porch, Spacious Lounge & Dining Room
- Well Appointed Kitchen with Range Cooker, Utility Room & WC
- Four Bedrooms & Family Bathroom
- Front Garden, Driveway & Single Integral Garage
- Landscaped Enclosed Rear Garden
- No Chain Involved

Size

Approx 1323.97 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

CURRAN BIRDS + CO



Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved