

**6 Oak Drive
Doveridge
Ashbourne
DE6 5NF**

**Price Guide
£340,000**



- No upward chain
- Solar panels & new air source solar heating system
- Delightful cul de sac position
- Good sized front with parking
- Attractive rear garden
- Walking distance to village amenities
- Scope for some personalisation
- Four Bedrooms
- Lounge and separate dining room
- Kitchen and Utility

GENERAL INFORMATION

THE PROPERTY

We bring to the market this four bedroom detached home that has recently undergone a transformation of its heating system with solar panels and heat source pump enhancing the properties green credentials.

Attractively situated in this popular cul de sac location the property offers a light entrance porch opening into the lounge with stairs off to the first floor. A dining room with doors opening into the garden, a separate kitchen which could potentially be adapted to create a dining kitchen by removing the wall between the kitchen and dining room. A utility and cloakroom.

To the first floor are four bedrooms and a family bathroom.

Outside to the front is a driveway with a front lawn having herbaceous borders with a variety of planting and to the rear an attractive garden with lawn, patio and flower beds.





Situated in this highly desirable village and within walking distance to local village amenities, including The Cavendish Arms public house and the village first school. The village benefits from a sports club, an active village hall, playing field, tennis courts, and a bowling green. There is a stunning church, and the towns of Uttoxeter and Ashbourne are both within easy commuting distance. The A50 dual carriageway is close by and links the M1 and M6 motorways and the A38 dual carriageway giving access to the cities of Derby, Nottingham and Stoke on Trent.

ACCOMMODATION

A light and airy enclosed porch opens to the lounge.

LOUNGE

5.58m x 3.61m (18'3" x 11'10")

Having a wide front facing window providing an abundance of natural light, stairs rise to the first floor and a focal living

flame effect LPG fire with feature surround.

DINING ROOM

2.52m x 4.50m (8'3" x 14'9")

The extended dining room is positioned to the rear of the home with views overlooking the garden and sliding patio doors giving direct access outside.

KITCHEN

3.01m x 3.02m (9'10" x 9'10")

The fitted kitchen provides potential to remove the dividing wall between the kitchen and dining room to create a large open plan design. Currently it is fitted with a range of base and wall mounted cabinets, Work surfaces are inset with sink set below the window overlooking the garden. Also included is a range stove with an extractor hood over, dishwasher and fridge. There is additional appliance space and a useful under stairs pantry.

UTILITY ROOM

The utility room which has dual aspect windows and a door to outside, plumbing for a washing machine, additional appliance space, a door to the garage and a sliding door to the guest cloakroom.

CLOAKROOM

Being fitted with a w.c and a window to the rear aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Has a built in airing cupboard housing the pressurised hot water cylinder, access to the loft and doors to the four bedrooms.

BEDROOM ONE

3.11m x 3.29m (10'2" x 10'9")

Having a large window to the front aspect and a range of built in wardrobes.

BEDROOM TWO

3.08m x 2.55m (10'1" x 8'4")

With a window to the rear aspect and built in wardrobe.



BEDROOM THREE

2.27m x 7.13m (7'5" x 23'4")

A step leads down into the room with two Velux-style windows to the front, a window to the rear aspect, and a large built-in wardrobe with mirrored sliding doors.

BEDROOM FOUR

2.48m x 2.38m (8'1" x 7'9")

Having a window to the front aspect.

BATHROOM

Fitted with a corner bath with electric shower over, w.c. and hand wash basin. There are tiled surrounds and window to the rear.

OUTSIDE

To the front is a driveway leading to the Garage, The driveway is flanked with a lawn and herbaceous borders full of planting. To the rear a paved patio leads to the good sized garden which is predominantly laid to lawn with well stocked borders, greenhouse and a shed and gated access to the front.

GARAGE

2.45m x 5.04m (8'0" x 16'6")



AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

Solar panels provide reduced electricity costs and the income tariff will be transferred to the new owner.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Heating - Air source heating system



Electric - Mains

Water - Mains

Sewage - Mains

Broadband - Fibre Ultra Fast 80mbps download
20 Mbps/ O2 72% Vodafone 78%

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL



BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

COUNCIL TAX BAND

Derbyshire Dales Council - Band C

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations>

/environment-agency

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2025) DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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