Dove Street

Ellastone, Ashbourne, DE6 2GY

John German




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£650,000

NO UPWARD CHAIN

Extremely handsome traditional detached residence providing immaculately maintained, balanced & generously family sized accommodation, occupying a delightful established plot extending to approx. 0.23 acre in total enjoying peace & tranquillity. Situated in the highly regarded and sought-after village within walking distance to its amenities.

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Internal inspection and consideration of this impressive, individual home is absolutely essential to appreciate its numerous appealing features, including its room dimensions and versatile layout offering an excellent balance between the spacious ground floor accommodation and the four double bedrooms, its well maintained condition providing the opportunity to move straight in and then personalise to make it your own, and its delightfully established and tended plot extending to approximately 0.23 acre in total.

The highly desirable and respected village of Ellastone provides a range of amenities including the renowned Duncombe Arms public house and restaurant, kids play area, the active village hall with its tennis court and bowling green, and St Peters Church. There are walks through the surrounding countryside along footpaths towards the Calwich Estate and along the River Dove. The towns of Ashbourne and Uttoxeter with their wide range of facilities are both within easy commutable distance, as are the world headquarters of JCB, and road networks leading to Derby and Stoke-on-Trent.

Accommodation
A traditional tiled canopy porch with a part obscure double glazed entrance door opens to the welcoming reception hall, providing a lovely first impression, with stairs rising to the first floor and doors to the spacious ground floor accommodation, plus the guest WC.

The comfortably sized, dual aspect living room extends to the depth of the home overlooking both the front and rear gardens, having a focal chimney breast with a quarry tiled hearth and matching display plinth. The separate snug has a wide walk-in bay window overlooking the front garden along with a side facing window providing additional natural light, depending on your household's needs this room could make an ideal playroom or study.

The generously sized formal dining room also overlooks the lovely front garden, having a focal fireplace and a wide window allowing the natural light to flood in.

The useful utility room has a range of fitted units with worksurfaces and an inset sink unit set below the window overlooking the rear garden, plumbing for a washing machine and space for additional appliances, and a composite part double glazed door providing direct access outside. The fitted kitchen provides ample space for a dining table and chairs, with a range of units and space for further cabinets, fitted worktops with an inset sink unit set below the window overlooking the rear garden, space for an electric cooker, plus an integrated dishwasher and fridge. Additional natural light comes from windows to two side elevations and there is a built-in cupboard housing the central heating boiler.

To the first floor, the pleasant part galleried landing has a fitted cupboard and display shelving, and access to the loft via a fitted pull-down ladder. Doors open to the four good sized bedrooms, all of which can accommodate a double bed and furniture, with the rear facing master enjoying a pleasant far-reaching outlook and the benefit of a fitted ensuite shower room having a three-piece suite incorporating a double cubicle with an electric shower over. Completing the accommodation is the fitted family bathroom which has a four-piece suite incorporating both a panelled bath and a separate shower cubicle with an electric shower over.

Outside
To the rear, the wide garden has a paved patio extending to the width of the plot and a garden laid to lawn with well stocked borders containing a large variety of shrubs and plants, plus a further paved seating area ideal for relaxing, entertaining and al fresco dining. Also to the rear of the property is a flat space to utilise as you wish, ideal to erect a garden shed or summerhouse/home office, a play area or vegetable garden.

To the front, the hugely impressive south-westerly facing garden is predominantly laid to lawn with well stocked borders and rockery beds containing a plethora of shrubs and plants, established tress and entertaining areas (please note the line of trees on the front boundary are subject to TPOs).

A tarmac driveway and turning point provides off road parking for several vehicles, leading to the attached double garage which has an up and over door, power and light, a window and personnel door to the rear, and space saving stairs leading to a useful loft area, which (subject to obtaining the necessary planning permission/consents) provides the potential to be converted into a office/games area.

What3words: ///admires.testy.lavished
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 & double 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: East Staffordshire Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03082026

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IAN
RANKIN
TONIGHT
AND
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Ground Floor





Floor 1

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Approximate total area(1)

211.6 m²

2278 ft²

Reduced headroom

6 m²

64 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

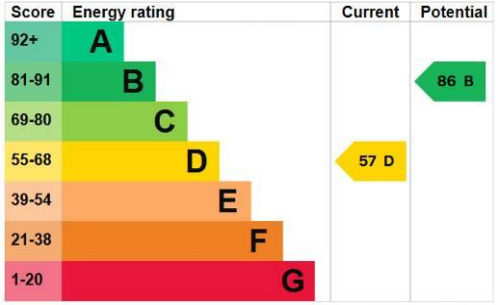
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