

# Waterpark Road

Doveridge, Ashbourne, DE6 5NU



Extremely well-presented modern detached bungalow with two double bedrooms occupying a pleasant corner plot with parking and attached garage, situated in this highly desirable village.

£280,000



John German 

Internal inspection of this lovely detached home is strongly recommended to appreciate its room dimensions, turn-key condition and its delightful, good sized corner plot that enjoys a good degree of privacy.

Situated in this highly sought after village within walking distance to its amenities which include the village convenience store with post office and adjoining coffee room, Cavendish Arms public house, village hall, tennis courts, sports club, first school and the church. Numerous walks through the surrounding countryside 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.

Accommodation - A uPVC part obscure double glazed door leads to the hallway which has access to the loft and a built-in airing cupboard housing the hot water cylinder plus doors leading to the accommodation.

To the rear is the generously sized lounge which has a focal fireplace with an open fire and wide patio doors opening to the lovely garden.

Also to the rear is the fitted breakfast kitchen which has a range of base and eye level units with fitted work surfaces and breakfast bar set below the window overlooking the garden. There is an inset sink unit, fitted electric hob with extractor over and oven under plus an integrated fridge freezer and space for a washing machine. A double glazed door leads to the garden.

To the front are the two double bedrooms and completing the accommodation is the fitted bathroom which has a white three-piece suite with complementary tiled splash backs and an electric shower above the panelled bath.

Outside - To the rear is a lovely enclosed garden that enjoys a good degree of privacy, being predominantly laid to lawn with well stocked borders containing a variety of shrubs and plants, plus a slightly raised patio area ideal for entertaining. A lawn extends to the side elevation and offers space for a shed.

To the front is a garden laid to lawn with well stocked borders. A block paved driveway provides off road parking leading to the attached garage which has an up and over door, power, recently installed oil central heating boiler and a door to the rear garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.derbyshiredeales.gov.uk](http://www.derbyshiredeales.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26092022

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band C











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