

High Street

Doveridge, Ashbourne, DE6 5NA



Traditional semi-detached home in need of comprehensive cosmetic improvement occupying a hugely impressive plot extending to approx. 0.25 acres, set in the heart of the highly desirable village.

£325,000

John German 

Offering a huge amount of potential to both improve the existing property and to extend (subject to obtaining the necessary planning permission). Consideration of this home is strongly recommended to appreciate its wonderful established plot which extends to approx. 0.25 acres, providing further potential.

For sale with no upward chain involved, set in the heart of this sought after village within a short walk of the amenities including the village shop and small post office with its adjoining coffee room, school, the Cavendish Arms public house, active village hall and sports club, tennis courts and the church. Several walks are on the doorstep through the surrounding countryside. Both the towns of Uttoxeter and Ashbourne are within a short commute and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A uPVC obscured entrance door opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The well-proportioned lounge has a focal open fireplace with surround plus a wide window providing natural light.

Behind is the dining kitchen which has a range of units with worksurfaces and a stainless-steel double drainer sink unit set below one of the two windows overlooking the garden, fitted electric hob with oven under, space for further appliances and a built-in cupboard housing the oil fired central heating boiler.

The bathroom has a white suite with splashbacks, comprising a panelled bath and wall mounted wash hand basin.

Completing the ground floor space is the side lobby which provides access to the outside and doors to the downstairs WC and the useful understairs cupboard.

To the first floor, the landing has a side facing window and doors lead into the three good sized bedrooms, each with wide windows and the two positioned at the rear enjoying a view over the impressive garden.

Outside to the rear, a patio leads to the large garden which is predominantly laid to lawn with well stocked beds and borders, space for sheds and a greenhouse and presently having a further polytunnel greenhouse. This space provides a huge amount of potential to extend the property or to erect a home office or upper outbuilding (subject to obtaining the necessary consents/planning permission).

To the front is a garden laid to lawn with borders. Wrought iron double gates lead to the driveway which provides off road parking with a carport to the side of the property and a detached garage at the rear which has an electric door.

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

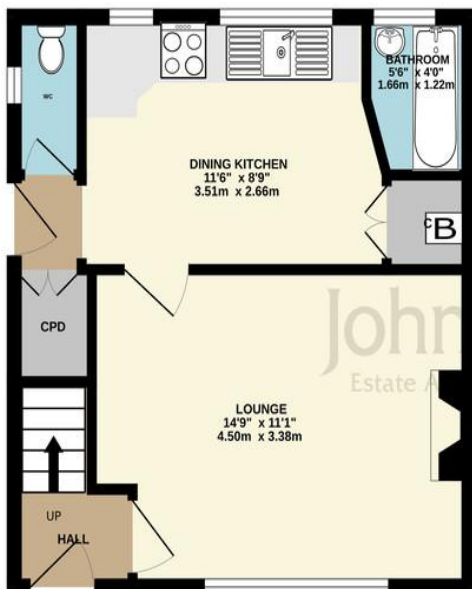
Services: Oil fire central heating. Mains water, drainage, and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.derbyshiredales.gov.uk

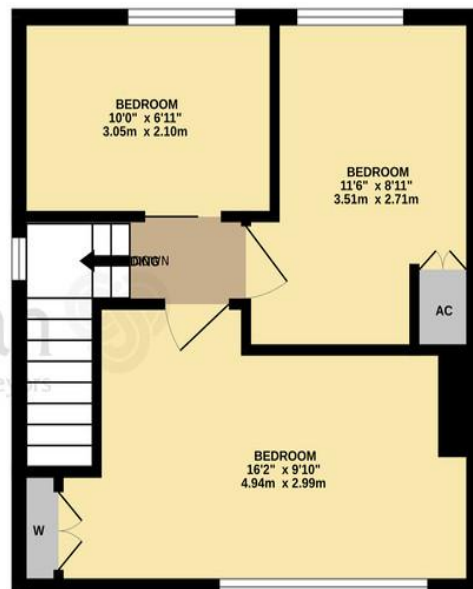
Our Ref: JGA/22122022

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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 APPROVED CODE TRADING STANDARDS.UK

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