

Gardner Court

Doveridge, Ashbourne, DE6 5PH



Well presented, modern semi-detached home with well-equipped accommodation, occupying a delightful position on the sought-after development in the desirable village of Doveridge.

Offers over £190,000



John German 

Built by David Wilson Homes in 2021, this lovely property is an ideal first home, downsize or buy to let investment. Occupying an enviable position on the development with off road parking to the side, the property has a fitted kitchen with fully integrated appliances and a low maintenance landscaped rear garden.

Situated in the highly desirable village of Dove ridge, in close proximity to its amenities which include the lovely village shop and post office with adjoining coffee room, first school, The Cavendish Arms public house, sports club, tennis courts and the church. Several walks through the surrounding countryside are on the doorstep and the towns of Uttoxeter and Ashbourne are only a short commute away.

A part obscured double glazed entrance door opens to the welcoming hall which has stairs rising to the first floor and the side facing window providing natural light and doors leading to the ground floor accommodation and the fitted downstairs WC.

To the rear and extending to the full width of the property is the generously sized lounge/dining room which has wide French doors opening to the garden and a useful under stairs cupboard.

The well equipped kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, fitted LPG hob with extractor hood over and oven under, plus integrated appliances incorporating a fridge/freezer, dishwasher and washing machine.

To the first floor, the landing has doors leading to the two double bedrooms, the front facing room having built in storage and the fitted bathroom having a white three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above.

Outside to the rear is an enclosed low maintenance garden which is mainly paved with timber decking, space for shed and gated access to the side.

To the front is a garden laid to lawn with well stocked borders.

Shared vehicular access leads to the designated parking, positioned at the side of the property.

Please note there is a Green space charge of £200 per annum.

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

Services: LPG central heating system. 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:

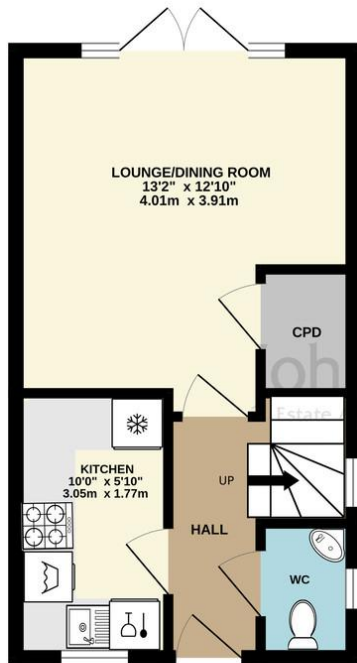
www.gov.uk/government/organisations/environment-agency

www.derbyshiredales.gov.uk

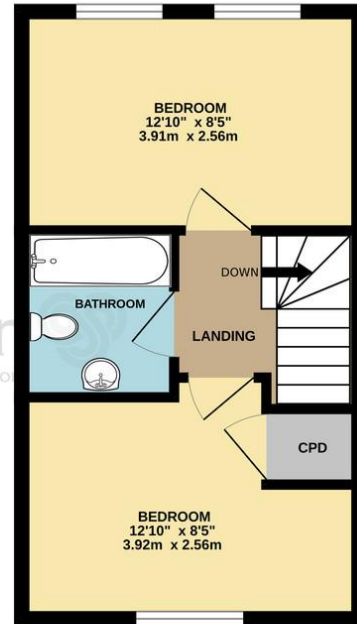
Our Ref: JGA/20022023

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

GROUND FLOOR



1ST FLOOR







 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent