

Brace Gardens

Doveridge, Ashbourne, DE6 5PF



Beautifully presented and immaculately maintained, modern end terrace occupying a lovely position on the delightful cul de sac in the highly desirable village.

£215,000



John German

For sale with no upward chain involved, built by David Wilson Homes in 2019, viewing and consideration of this truly lovely home is highly advised, whether looking for your first home, to downsize or for a buy to let investment.

Immaculate in every way with a well equipped kitchen with fully integrated appliances, an extremely pleasant rear garden and a driveway to the side providing parking.

Situated in the picturesque village of Doveridge, in walking distance to its amenities which include a village shop and small post office with adjoining coffee room, first school, The Cavendish Arms public house, sports club, active village hall, tennis courts and the church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both in easy commutable distance, as is the nearby A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A composite and part obscured double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home and a sign of things to come, having stairs rising to the first floor and a side facing window providing natural light, plus doors leading to the ground floor accommodation and the fitted downstairs WC.

To the rear of the property and extending to the full width of the home is the lovely lounge dining room, having wide French doors opening to the pleasant garden, plus a useful understairs cupboard.

The impressive fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, fitted gas hob with an extractor hood over, oven under and integrated appliances including a dishwasher, washer dryer and fridge freezer.

To the first floor, the landing has doors leading to the two double bedrooms. The front room having a useful built in cupboard and a fitted triple wardrobe.

Completing the accommodation is the immaculate bathroom which has a modern white three piece suite, having a mixer shower and fitted glazed screen above the panelled bath, plus a heated towel rail.

Outside to the rear, a paved patio provides an extremely pleasant entertaining area leading to the good size landscaped garden which is mainly laid to lawn with well stocked borders and gated access to the drive.

To the front is a garden laid to lawn with shrubbed borders. A driveway extends to the side of the property providing off road parking.

What3words: respect.sunbeam.slyly

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

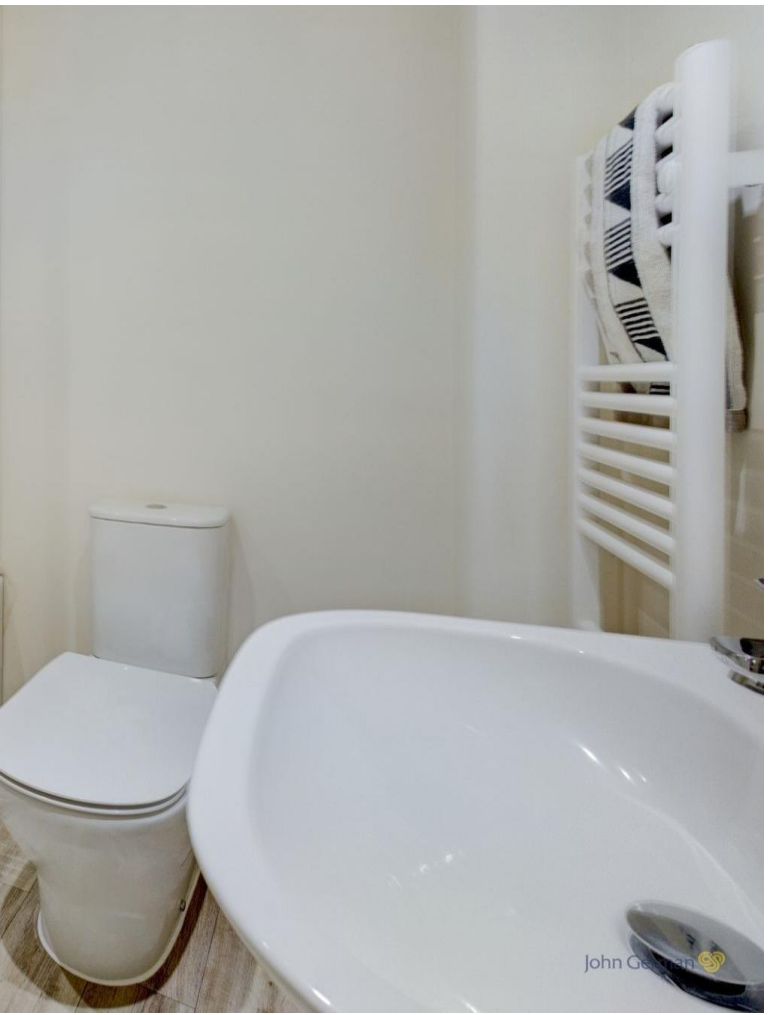
Services: LPG central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/28042023

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







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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