

Stevenson Road

Doveridge, Ashbourne, DE6 5NX



Recently refurbished, immaculate bungalow enjoying a cul-de-sac location in the charming village with country views. The property has a lovely layout finished in a contemporary design and occupies a good sized corner plot with gardens, driveway and a single garage.

£350,000

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Location - Doveridge is a popular village conveniently located close to the A50 which gives swift access to the nearby regional centres including Derby, Burton, Nottingham and Uttoxeter. The village itself offers a good range of amenities including primary school, village store, recreation ground, village inn, bus service and pleasant walks in the surrounding countryside.

Accommodation - A composite front door opens into the entrance hall where a small study or cloakroom leads off having a window to the front.

Across the rear of the property is the large open living/dining room with window to the side and French doors opening out onto the rear garden. It has a feature fireplace incorporating an open fire with exposed brick surround plus two central heating radiators.

The breakfast kitchen has quality fittings including a modern range of base, wall and drawer units, roll edged work surfaces and complementary tiled splash backs. There is an integral oven and electric hob with extractor hood over, a breakfast bar area, useful storage cupboard and a composite door provides access to the side.

A rear hallway leads to the three well proportioned bedrooms and a contemporary family bathroom with full suite in white comprising bath, WC and wash basin complemented by stylish contrasting vinyl floor, wall tiling, an extractor fan and obscure double glazed window.

Outside - The property enjoys a corner plot with gardens to both the rear and side that are mainly laid to lawn with slightly raised display borders and hedge borders.

Set back off the quiet cul-de-sac behind a foregarden with adjacent driveway providing ample off street car standing leading to a single garage with an up and over door, power and lighting plus a pedestrian door at the rear.

Directional Note - From our Ashbourne Office travel out of Ashbourne along the A515 passing through Clifton, Darley Moor and Cubley. Upon reaching the roundabout junction continue straight over the A52 onto Derby Road as signposted for Doveridge. Upon entering the village of Doveridge turn left onto Bell Lane and then left again onto Pickleys Lane which becomes Meadow View / Glebe Close. At the next t-junction turn left into Waterpark Road and then right into Stevenson Road and the property will be located by our "for sale" board.

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

Services: Oil central heating. Mains water, drainage, 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
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12052023

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



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Approximate total area⁽¹⁾
 886.18 ft²
 82.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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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.

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 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

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