## 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



Location - Doveridge is a popular village conveniently located dose 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 a menities 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 doa kroom 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 modem 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 comer 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 offstreet car standing leading to a single garage with and up and over door, power and lighting plus a pedestrian door at the rear.

Directional Note - From our Ashboume Office travel out of Ashboume along the A515 passing through Gifton, 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

















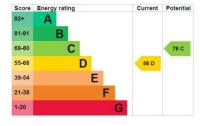


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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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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