

Waterpark Road

Doveridge, Ashbourne, DE6 5NU



Modern style detached bungalow occupying an extremely pleasant cul de sac position enjoying a good degree of privacy, situated in this sought after village.

NO UPWARD CHAIN

£225,000

John German 

Offered for sale with no upward chain involved, viewing and consideration of this modern style bungalow is strongly recommended to appreciate its room dimensions and layout, scope for personalisation and its exact position.

Situated in this highly desirable village within easy reach of its range of amenities including the village shop, small post office and adjoining coffee room, first school, The Cavendish Arms public house, sports club, tennis courts, bowling green and church. Several walks are on the doorstep through surrounding countryside. The towns of Uttoxeter and Ashbourne are both within easy commutable distance the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A timber and part obscure glazed entrance door opens to the hall which has a built in airing cupboard and doors leading to the generously sized rooms.

The well proportioned lounge has a focal fireplace with a tiled hearth and wide patio doors opening to the brick base and uPVC double glazed constructed conservatory providing further living space and views over the garden plus a door to the patio.

The fitted kitchen provides space for a table and has a range of base and eye level units with work surfaces and inset sink unit, fitted electric hob with extractor over and oven under plus space for further appliances. A double glazed window and door overlooks and gives access to the garden.

To the front of the bungalow are two good sized bedrooms each able to accommodate a double bed. Completing the accommodation is the fitted bathroom which has a white three piece suite incorporating a panelled bath with electric shower over and complementary tiled splash backs.

Outside - To the rear a paved patio leads to the garden which is mainly laid to lawn with shrub borders and a stream lies at the bottom of the garden. It enjoys a good degree of privacy plus gated access to the drive.

To the front is a garden also laid to lawn with shrub borders. A gravelled driveway extends to the side of the property providing off road parking leading to the detached garage which has an up and over door, power and pedestrian door to the garden.

what3words: fixed.brings.mountains

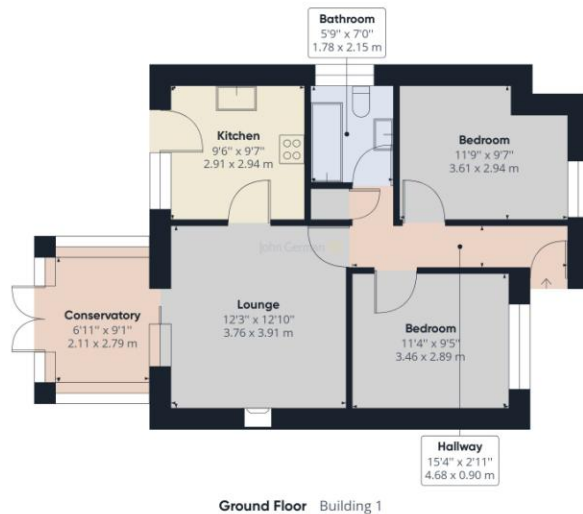
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Electric storage heaters. 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
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052023

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



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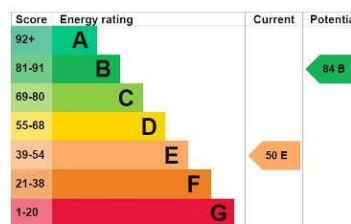
Approximate total area⁽¹⁾
 822.24 ft²
 76.39 m²

(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





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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.

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