

Waterpark Road

Doveridge, Ashbourne, DE6 5NU



John German



Extremely well maintained modern semi detached bungalow providing good sized accommodation including an impressive conservatory, occupying a delightful position with a westerly facing rear garden in this popular village.

£225,000



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For sale with no upward chain involved, internal inspection and consideration of this delightful home is strongly recommended to appreciate its condition, size including its two double bedrooms and impressive conservatory which provides additional living space, and its exact position with its pleasant westerly facing rear garden.

Situated in this hugely popular village within walking distance to its range of amenities including the village shop and post office, active village hall, tennis courts and bowling green, The Cavendish Arms public house, sports club, first school and the church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, especially Uttoxeter and the nearby A50 dual carriageway links the M1 and M6 motorways.

Accommodation - A part obscure double glazed entrance door opens to the welcoming hall having access to the loft and a built in airing cupboard plus doors leading to the generous accommodation.

To the rear of the bungalow is the pleasant living room which has a focal chimney breast with a feature living flame effect electric fire and surround. Wide patio doors open to the impressive brick base and uPVC double glazed constructed conservatory which provides further living space having a tiled floor, power points and lovely views over the rear garden plus French doors opening to the patio.

Also to the rear is the fitted breakfast kitchen which has a range of base and eye level units with work surfaces and breakfast bar, inset sink unit, fitted electric hob with a double oven under, space for additional appliances and a window overlooking the garden plus an obscure glazed door opening to the patio.

To the front of the home are the two good sized bedrooms each able to accommodate a double bed, the master having fitted wardrobes to one side.

Completing the accommodation is the superior fitted shower room which has a white modern three piece suite incorporating a double shower cubicle with an electric shower over and complementary tiled splash backs.

Outside - To the rear a block paved patio provides a lovely entertaining area enjoying a degree of privacy leading to the westerly facing garden laid mainly to lawn with well stocked beds and borders containing a variety of shrubs and plants plus a shed and greenhouse.

To the front is a garden laid to lawn. A tarmac driveway provides off road parking extending to the side of the property where there is a useful carport.

what3words: hears.arranger.relay

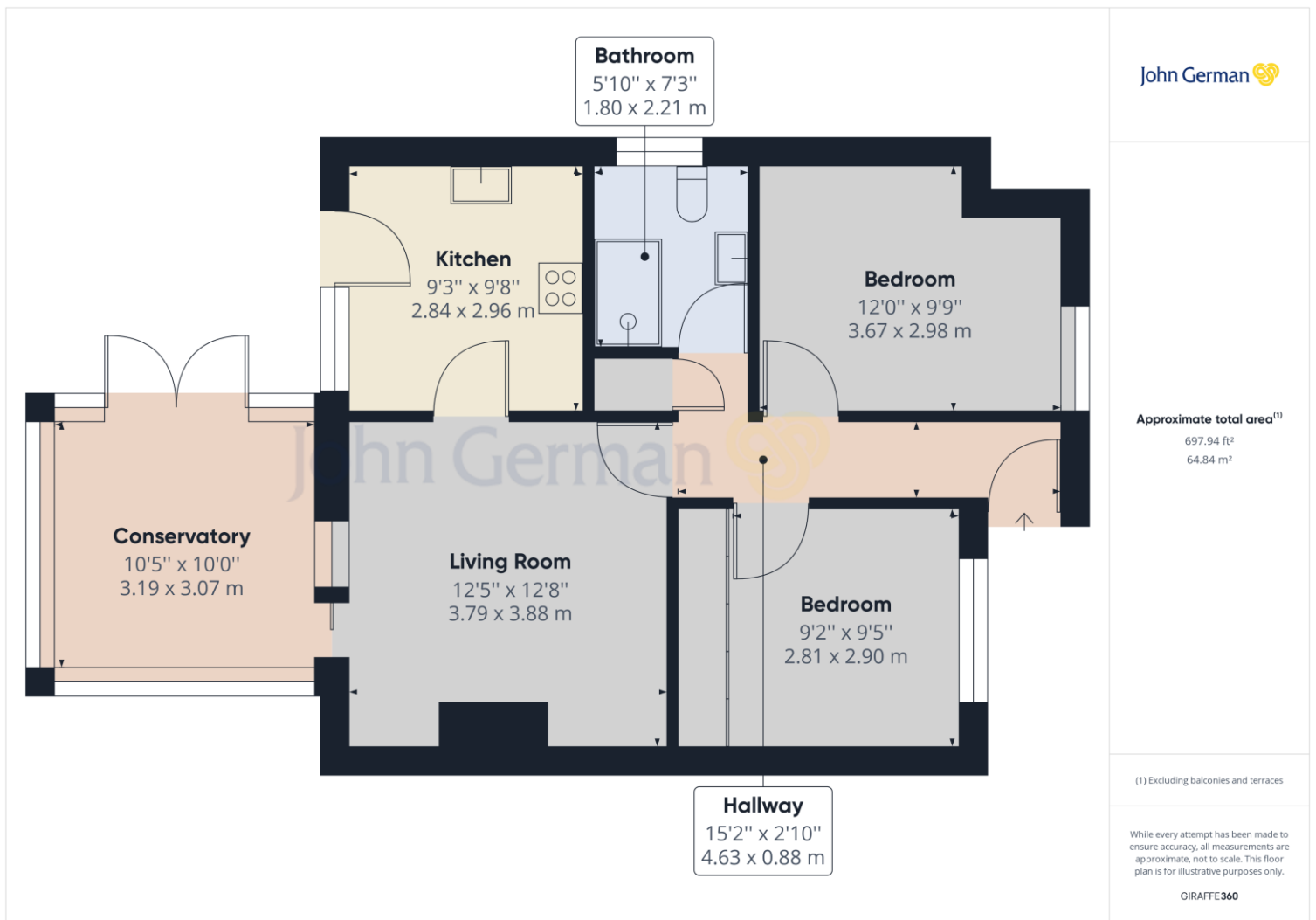
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JG/07092023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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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