

Brace Gardens

Doveridge, Ashbourne, DE6 5PF

John 
German





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£330,000

Extremely attractive modern detached double fronted home occupying a delightful cul de sac position with parking and garage, situated in this highly desirable village.



Whether looking to move up or down the property ladder, internal inspection and consideration of this lovely double fronted home is essential to appreciate its exact position having a south westerly facing enclosed garden, room dimensions and layout, and its condition. Built by renowned David Wilson Homes in 2018 and tastefully presented by the current owners.

Situated in the well regarded and highly sought after village of Doveridge within walking distance to its range of amenities including its first school, village shop and post office, Cavendish Arms public house, a active sports club and village hall, tennis courts and bowling green and the historic church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A traditional canopy storm porch with a composite part obscure double glazed entrance door leads to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor. Doors open to the ground floor accommodation and fitted guest's cloakroom/WC.

To the right is the lounge which extends to the full depth of the home having dual aspect windows providing natural light including a pleasant outlook to the side.

Opposite is the living kitchen which also extends to the full depth of the property providing space for both dining and soft seating. Dual aspect windows provide ample natural light including French doors opening to the enclosed garden. There is a range of base and eye level units with work surfaces and inset sink unit set below a side facing window, fitted hob with an extractor hood over, double electric oven plus an integrated dishwasher and fridge freezer.

Completing the ground floor is the fitted utility room which has base and eye level units and a fitted worktop, space for appliances, a useful under stairs cupboard and a door to outside.

To the first floor the extremely pleasant landing has a rear facing window and built in storage plus doors leading to the three good sized bedrooms and the fitted family bathroom which has a modern three piece white suite with complementary tiled splash backs. The spacious master has built in wardrobes and the benefit of a fitted ensuite shower room having a white three piece suite incorporating a double shower cubicle with mixer shower over.

Outside - To the side elevation the south westerly facing garden has a paved patio providing a pleasant seating and entertaining area leading to a lawn with borders and a further paved seating/barbeque area.

A picket gate leads to the rear of property extending to the opposite side of the home where there is a double width driveway providing parking and access to the good sized single garage.

To the front is a small lawn with well stocked shrub borders.

Please note: There is an annual charge for the maintenance of communal areas on the development of approx. £260.

what3 words: legal.clattered.unspoiled

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

Property construction: Traditional **Parking:** Drive and garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** LPG shared tank on the development (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

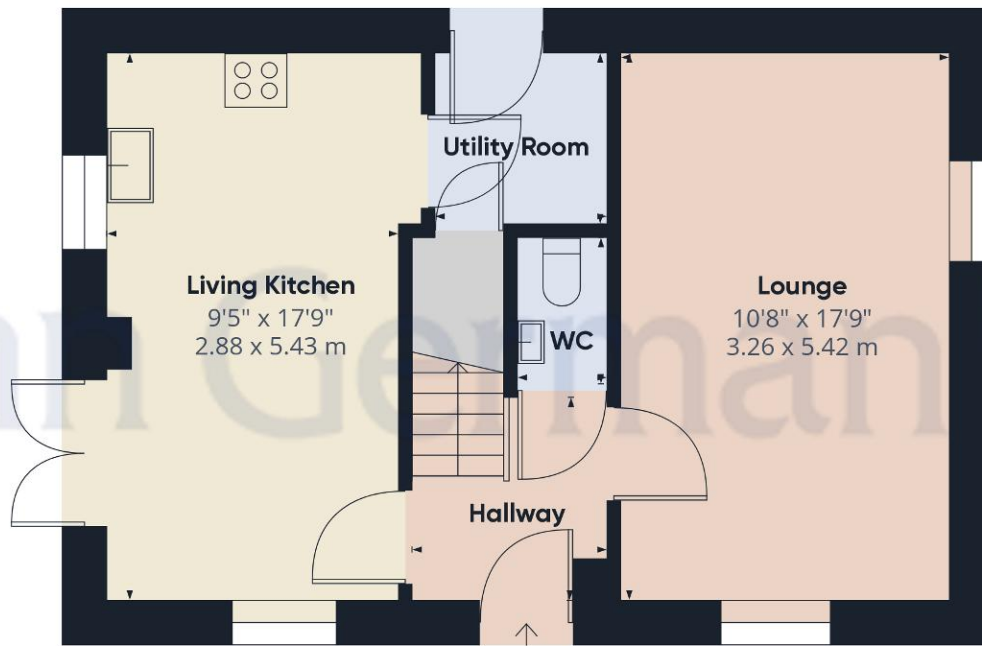
Useful Websites: www.gov.uk/government/organisations/environment-agency www.southderbyshire.gov.uk

Our Ref: JGA/05012024

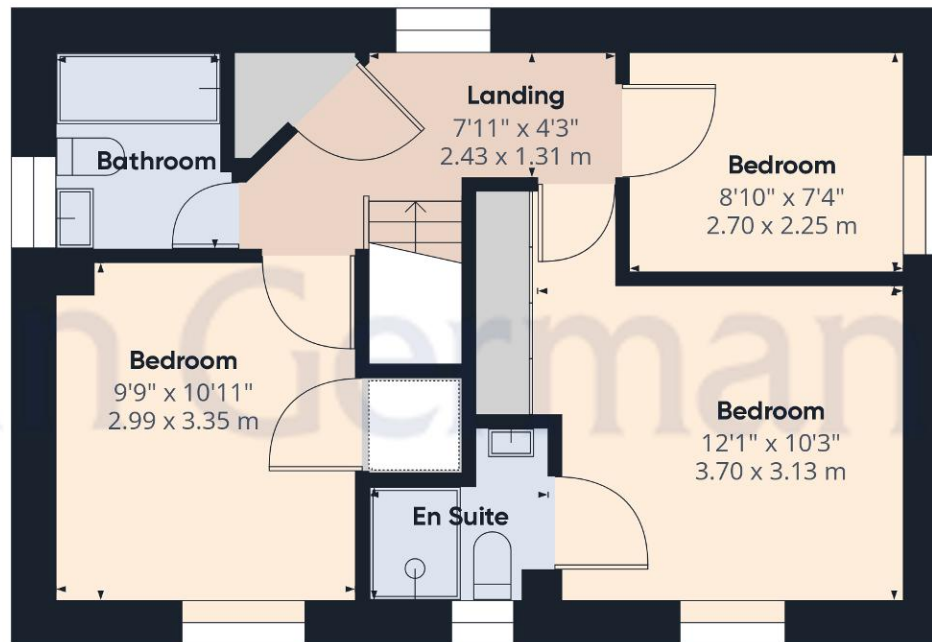
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
926.2 ft²
86.05 m²

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.

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Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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