

Waterpark Road

Doveridge, Ashbourne, DE6 5NU



Extremely well presented and much improved modern bungalow with a rear kitchen extension occupying a surprising plot and lovely position at the head of a popular cul de sac within this desirable village.

£255,000



John German

For sale with no upward chain involved, internal inspection and consideration of this impressive bungalow is strongly advised to appreciate its condition, the rear extension increasing the amount of living space, plot and exact cul de sac position.

Situated in this highly desirable and well regarded village within walking distance to its range of amenities which include The Cavendish Arms public house, active village hall and sports club, tennis courts and bowling green, first school and picturesque church. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall having an electric radiator and laminated wooden floor plus doors leading to the extended accommodation.

Positioned to the rear of the home is the lounge having a focal inset log burner set on a marble hearth and sliding patio doors opening to the uPVC double glazed constructed conservatory providing further living space overlooking the lovely rear garden having a tiled floor, power, electric radiator and sliding patio doors leading outside.

The kitchen has a range of base and eye level units with work surfaces and an inset sink unit, space for a cooker with an extractor over, plumbing for both a dishwasher and washing machine and space for a fridge freezer. An arch leads to the separate dining area having dual aspect windows plus a uPVC part obscure double glazed door opening to the rear garden.

To the front of the bungalow are the two good sized bedrooms, the second bedroom having a bank of built in wardrobes.

Completing the accommodation is the superior refitted bathroom having a contemporary suite incorporating a panelled bath with a modern mixer tap, shower attachment and a fitted electric shower that has mains pressure safe thermostat hot water to both the bath tap and the shower head. There is a fitted glazed screen, complementary tiled splash backs and half tiled walls plus a side facing window providing light.

A new hot water tank has remote control access through a smartphone app which enables you to turn the hot tank on from 100 miles away, meaning you can time this for your arrival at the property.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area with a timber arch and trellis leading to the good sized garden which is predominantly laid to lawn with shrub beds plus timber rail fencing and gate leading to the additional low maintenance vegetable garden with raised beds. The garden is fully enclosed by fencing and hedging.

To the side of the home is an enclosed paved area with space for a shed and further storage.

To the front there is a further garden laid to lawn with well stocked beds and borders containing a variety of shrubs, plants and trees.

A tarmac driveway and gravelled hardstanding provides off road parking for several vehicles leading to the attached enclosed carport which has an up and over door and a pedestrian door to the rear garden.

what3words: parsnips.decoded.support

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric radiators

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

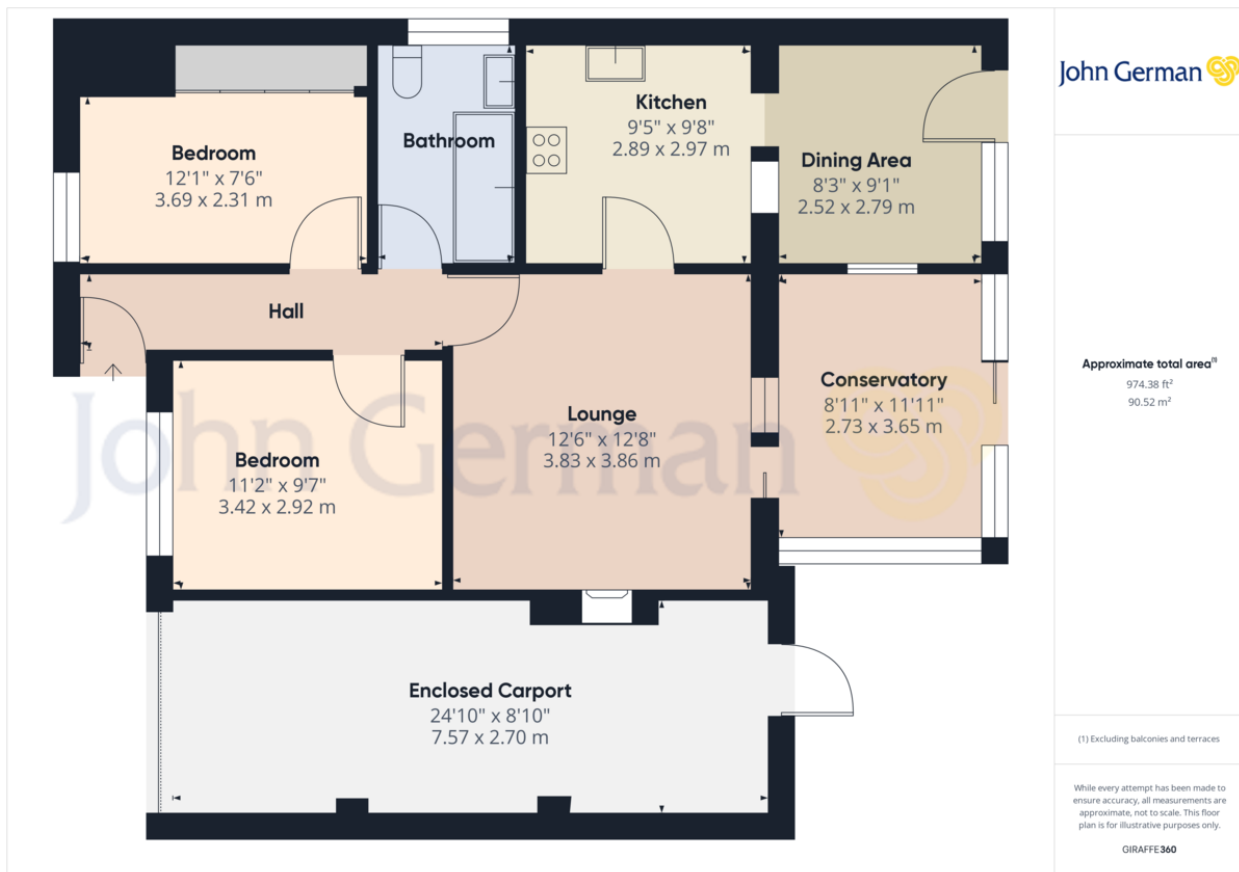
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/28052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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