

# Brace Gardens

Doveridge, Ashbourne, DE6 5PF



Ideal first home, buy to let investment or downsize, a well presented modern terrace occupying a lovely cul de sac position on the sought after development within the desirable village of Doveridge.

£205,000



John German

Built by David Wilson Homes in 2019 and suitable for a variety of buyers including those looking to make their first step onto the property ladder, buy to let investors, those looking to downsize or looking for a lock and leave bolthole. Viewing is strongly advised to appreciate the condition and specification and most notably its delightful position on the cul de sac.

The extremely sought after village of Doveridge offers a range of amenities including the Cavendish Arms public house, sports club, First School, active village hall and tennis courts plus the beautiful church. Also on the doorstep are walks through the stunning surrounding countryside.

The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A composite entrance door opens to the welcoming hall providing a pleasant introduction to the property with stairs rising to the first floor and doors to the ground floor accommodation including the guest's cloakroom/WC.

At the rear of the property is the generously sized lounge dining room that extends to the full width of the property having wide French doors opening to the garden and a useful understairs cupboard.

Positioned at the front of the property is the fitted kitchen which has a range of base and eye level units with worktops and inset sink unit set below the window, fitted hob with extractor hood over and oven under plus an integrated dishwasher and fridge freezer.

To the first floor the landing has doors leading to the two double bedrooms, the front facing second bedroom enjoying a nice outlook on the cul de sac and a built in storage cupboard.

Completing the accommodation is the fitted bathroom which has a modern

white suite with a mixer shower and fitted glazed screen above the panelled bath and complementary tiled splash backs.

Outside - To the rear a paved patio leads to a lovely enclosed garden laid to lawn with beds and gated access leading to the front of the terrace.

To the front is a small blue slate shale border with shrubs. A double width tarmac driveway provides off road parking.

Note: We are advised by the vendor there is a small communal charge of approximately £230 for the maintenance of shared areas on the development.

**what3words:** shorts.joins.fiery

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:**

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

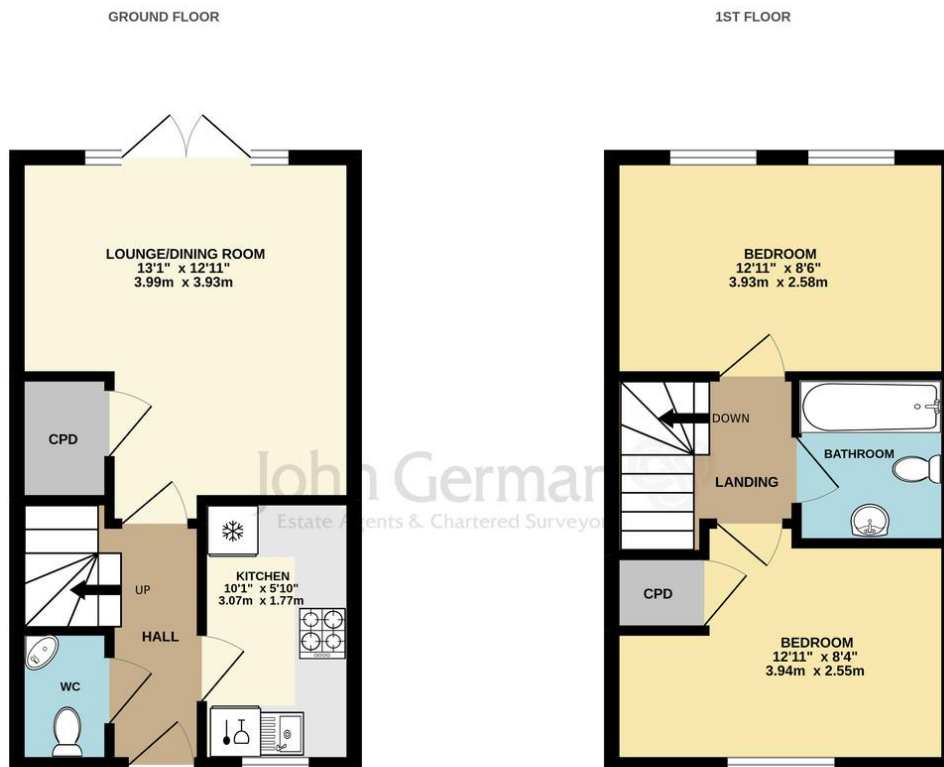
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28062024

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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