

Cavendish Close

Doveridge, Ashbourne, DE6 5LB



Deceptively spacious detached home in need of some cosmetic updating providing generously sized and versatile accommodation. Occupying a pleasant plot and position on a quiet cul-de-sac within a sought-after village.

NO UPWARD CHAIN

£329,995



John German

For Sale with no upward chain involved, viewing and consideration of the home is highly recommended for any buyer looking for a small project whether moving up or down the property ladder, or their first home. Providing flexible accommodation as a three or four bedroom residence, benefiting from a ground floor shower room and first floor bathroom, with scope to move straight in and then make it your own.

Situated on a quiet cul-de-sac within this highly regarded and sought-after village, within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall, tennis courts and bowling green plus the picturesque church. Numerous walks through surrounding countryside and to the River Dove 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 uPVC part obscure double glazed entrance door opens to the hall, where stairs rise to the first floor having a useful understairs cupboard, and doors lead to the flexible ground floor accommodation.

To the rear of the home the well proportioned lounge/dining room extends to the full width of the property, having a focal chimney breast with a log burner set on a quarry tiled hearth, a window overlooking the garden and part glazed doors leading to the lean-to conservatory. An obscure glazed door leads to the fitted kitchen which has a range of base and eye level units with worksurfaces and an inset sink unit set below the front facing window enjoying a pleasant outlook along the cul-de-sac, space for an electric cooker, plumbing for both a washing machine and dishwasher, plus additional appliance space. There is also the freestanding oil fired central heating boiler and a door returns to the hallway.

Positioned at the front is a ground floor bedroom, which could be utilised as a study if preferred. Completing the ground floor space is the fitted shower room which has white suite incorporating a shower cubicle with a mixer shower over.

To the first floor the landing has a built-in airing cupboard and doors leading to the three good sized bedrooms, two of which have fitted wardrobes and matching furniture. Finally, there is the family bathroom which has a white suite with complementary tiling and a side facing window.

Outside - To the rear a paved patio leads to the enclosed southerly facing garden laid mainly to lawn with well stocked beds and borders containing a variety of shrubs and plants, with gated access to the front via both sides.

To the front is a garden laid to lawn with well stocked borders. There are two tarmac driveways providing parking, with one leading to the garage which has an up and over door, power and direct access into the property via the kitchen, and a personal door to the rear providing access to the garden and a useful adjoining brick built shed.

W3W: strongman.chaos.handy

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard

Parking: Driveways and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

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

Broadband type: Not known.

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

Our Ref: JGA/05032026

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Approximate total area⁽¹⁾

1305 ft²
121.1 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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Agents' Notes

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