



**5 BRINDLEY CLOSE,
DOVERIDGE
DE6 5RE
PRICE: £295,000**

DESCRIPTION

An excellent opportunity to acquire a delightful new build home offering well proportioned three bedroom accommodation on the edge of a new development in the village of Doveridge.

Constructed by Owl Homes and offered for sale on a shared ownership basis by Derbyshire Dales District Council the property features air source heat pump heating, fitted solar panels with battery storage and EV charging points. Having an energy rating of A the property offers the ideal opportunity for the first time buyer or young family.

Early viewing is essential.

PRICING STRUCTURE

The stated full market value of each property is £295,000. It is possible to acquire between 25% and 75% ownership share with rent being payable on the share not purchased. The rent on the unowned percentage is calculated at 2.75%. In addition an annual service charge is payable currently assessed at £51.09 per month.

ACCOMMODATION

High quality composite front entrance door with sealed unit double glazed diamond panel leads to

Reception Hall approx. 4m x 2m (13'1" x 6'7") with double panel central heating radiator, staircase off to first floor level with understairs storage area. Inner hallway with inbuilt understairs cupboard, having Open Reach Broadband connection.

Guest Cloakroom having fitments in white comprising low flush wc, wash-hand basin set into vanity unit with cupboard beneath and tiled splashback, single panel central heating radiator.

Sitting Room 4.9m x 3.23m (16'1" x 10'7") with double panel central heating radiator and double opening UPVC sealed unit double glazed French doors to the rear garden.

Breakfast Kitchen 3.39m x 2.8m (11'1" x 9'2") being comprehensively fitted with a good range of contemporary units providing base cupboards and wall cupboards, drawer bank, tall, shelved larder cupboard, ample round edge worksurfaces with inset 1.5 bowl single drainer stainless steel sink unit with pillar mixer tap, integrated Indesit electric oven and four burner ceramic hob with brush stainless steel splashback and extractor hood.

Staircase to first floor level single panel central heating radiator and inbuilt cylinder cupboard with pressurised hot water cylinder and immersion heater.

Bedroom One (front double) 4.54m x 2.56m (14'10" x 8'5") with UPVC sealed unit double glazed window to the front, enjoying open agricultural aspect, double panel central heating radiator.

Bedroom Two (rear) 3.8m x 2.84m (12'5" x 9'4") with double panel central heating radiator and UPVC sealed unit double glazed window overlooking the rear garden.

Bedroom Three 3.28m x 2.25m (10'9" x 7'4") with UPVC sealed unit double glazed window, with views towards open agricultural land, double panel central heating radiator.

Bathroom having fitments in white comprising panelled bath with mixer tap and shower handset, full height ceramic tiling over, pedestal wash-hand basin, low flush wc, UPVC sealed unit double glazed window and a single panel central heating radiator.



OUTSIDE

The property stands behind a double width Tarmacadam forecourt providing car standing space and having EV charging point. Paved side pathway leads through a gated access to the rear of the house where there is a good sized private enclosed and primarily lawned garden with paved patio, timber garden shed. Within the rear garden is the air-source heat pump together with PV storage battery.

SERVICES

It is understood that mains water, electricity and drainage are connected to the property. There are solar pvc panels with storage battery installed.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is available to purchase on a shared ownership basis of between 25% and 75% of a long leasehold. For further details contact the agent.

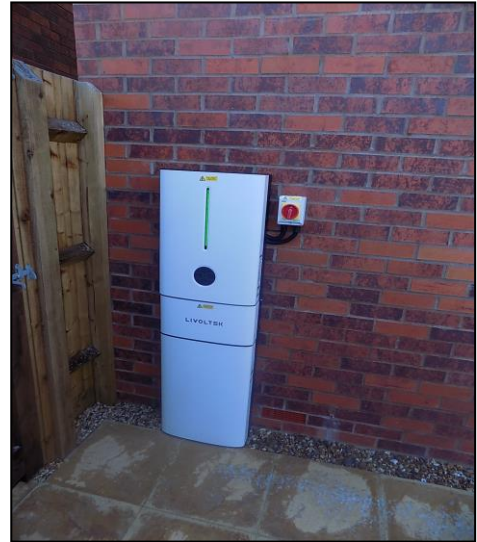
COUNCIL TAX

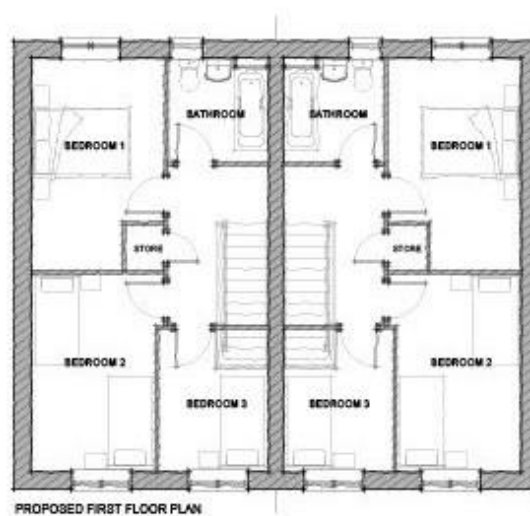
To be assessed

EPC RATING A**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2732





www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.