

# 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 village shop and small post office, 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/>

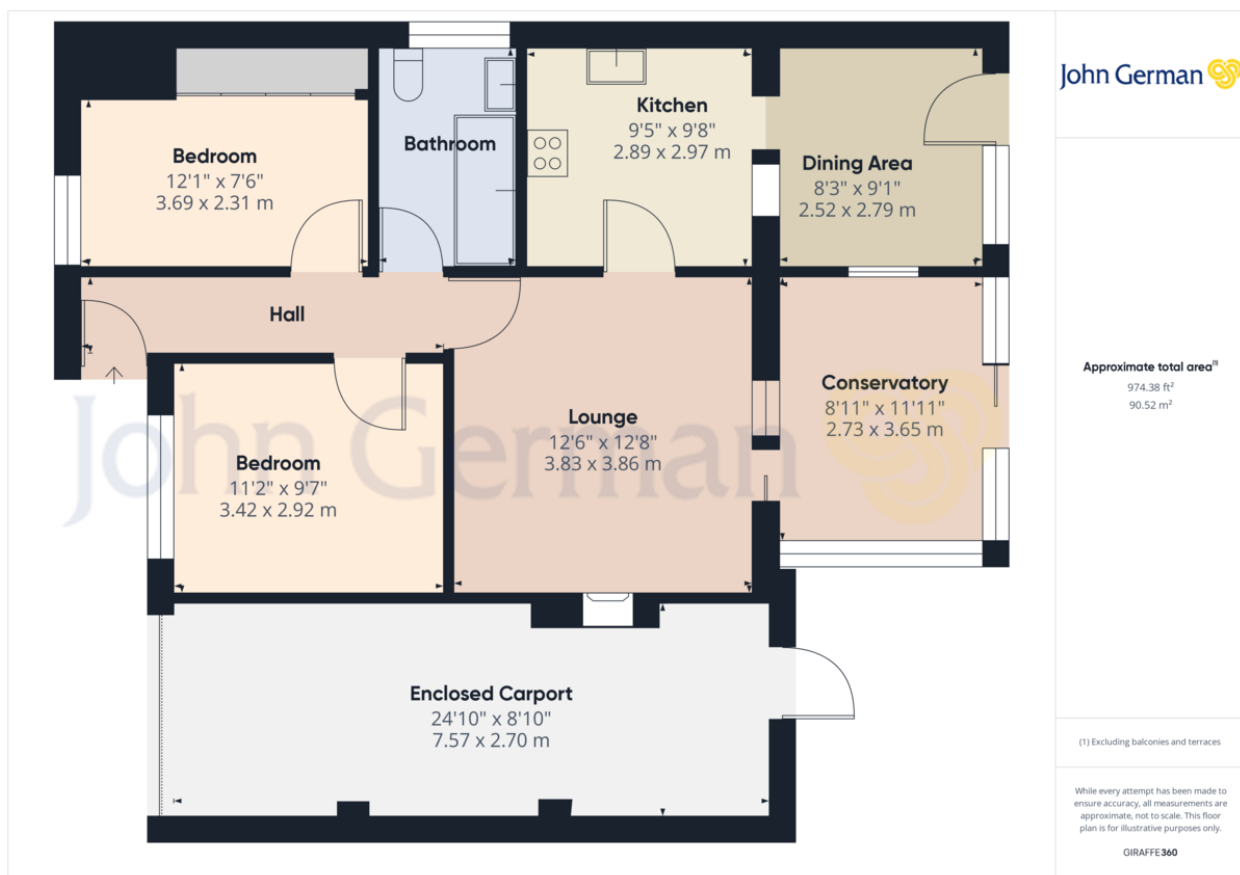
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/28052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.











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		



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent