

Wesley Close

Doveridge, Ashbourne, DE6 5PL



Well presented modern end terrace home suitable for a variety of potential buyer types, occupying a delightful cul de sac position in this popular village.

£210,000



John German 

Whether looking for your first home, to downsize or a buy to let investment, viewing and consideration of this modern end terrace home is strongly advised to appreciate its exact position on the cul de sac which enjoys a pleasant outlook to the front, and its room dimensions. Built by Bellway Homes in 2021 and appointed to a good standard, the property benefits from off road parking to the rear.

Situated towards the edge of this well respected and highly popular village within walking distance to its range of amenities including the first school, The Cavendish Arms public house, active village hall and sports club, tennis courts and bowling green and the 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 plus the cities of Derby and Stoke on Trent.

Accommodation - A composite part obscure double glazed entrance door opens to the hall having a feature tiled floor and doors to the ground floor accommodation and to the fitted guest's cloakroom/WC which has a modern two piece suite.

The well proportioned lounge has a wide front facing window enjoying a pleasant outlook and stairs rising to the first floor.

To the rear of the home is the spacious dining kitchen extending to the full width of the property with a feature tiled floor and wide uPVC double glazed French doors and side lights opening to the garden. There is a range of base and eye level units with fitted work surfaces and an inset sink unit, fitted LPG gas hob with an extractor hood over and electric oven under plus an integrated fridge freezer, plumbing for a washing machine and provision/plumbing for a dishwasher if needed.

To the first floor the landing has a built in airing cupboard and doors leading to the two good sized bedrooms, each extending to the full width of the home and able to accommodate a double bed.

Completing the accommodation is the fitted family bathroom having a white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above plus complementary tiled splash backs.

Outside - To the rear a paved patio provides a pleasant seating area leading to the enclosed garden which is predominantly laid to lawn enjoying a degree of privacy with a gravelled bed and space for a shed plus gated access to the side.

To the front is a low maintenance slate shale foregarden with shrubs. Shared vehicular access leads to the rear of the terrace where a block paved drive provides designated off road parking for two vehicles.

Agents note: We understand there is a maintenance fee of £176 per annum.

what3words: restore.votes.hamsters

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.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

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

Broadband type: Fibre

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

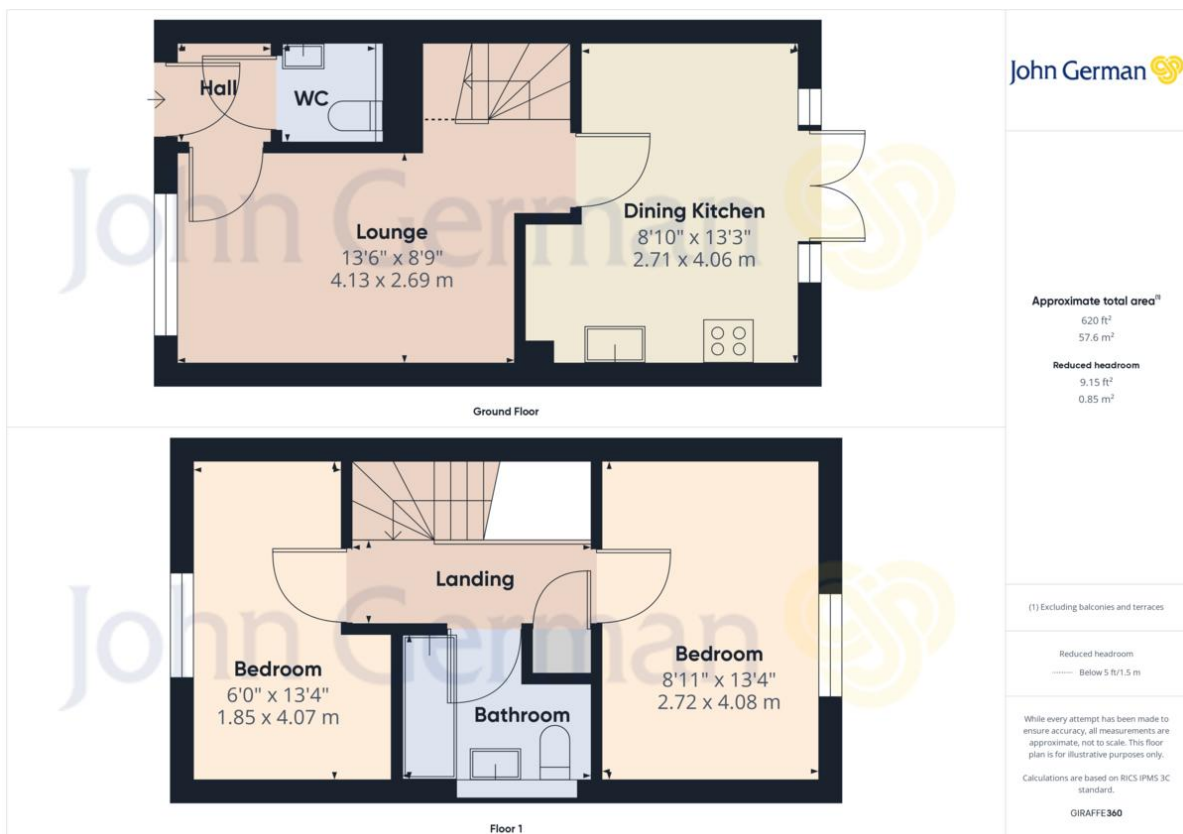
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/19082024

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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