

# 3 Waldley Manor Mews

Waldley, Doveridge, Ashbourne, DE6 5LR

John German



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£630,000

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No 3 Waldley Manor Mews is a part of a very special development of just 3 individual homes created from a repurposed old farm building. The resulting property, the largest of them all will have the maintenance-free benefit of a new build construction and will showcase lots of natural light along with an airy living kitchen. Presently there is the opportunity to design and specify a kitchen and finishes scheme to a buyer's own taste. In creating an optional first floor (subject to discussion) there is further chance to make this an extremely spacious home. There is ample parking for several cars along with a good-sized garden to the rear and side and a spacious pretty private courtyard to the front. The gardens border the pretty Brocksford Brook. The location, on a quiet lane has the visual benefit of an adjacent Medieval Farmhouse and far reaching countryside view.

Highly suitable for a variety of potential buyers whether looking to move up or down the property ladder or those looking to move to a convenient countryside location.

Situated on the rural outskirts of the highly regarded and desirable village of Marston Montgomery where amenities include a first school, The Crown public house and restaurant, village hall and church. The equally regarded and sought after village of Doveridge is also 'down the lane' which also has a range of amenities including a first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green plus a church. Walks through the beautiful surrounding countryside are also on the doorstep. The A50 dual carriageway is closeby linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

### Accommodation:

Unit 3 - approximately 2280 sq.ft (to be verified) - currently planned as a single storey home but providing potential to expand into the first floor by negotiation comprising hallway, impressive open plan living dining kitchen extending to the width of the home at the rear, utility room and WC, three bedrooms, en suite to master and family bathroom. Externally having a wrap around garden and courtyard to the front.

what3words: packages.arching.waggled

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: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

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

Broadband type: Not currently connected

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

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

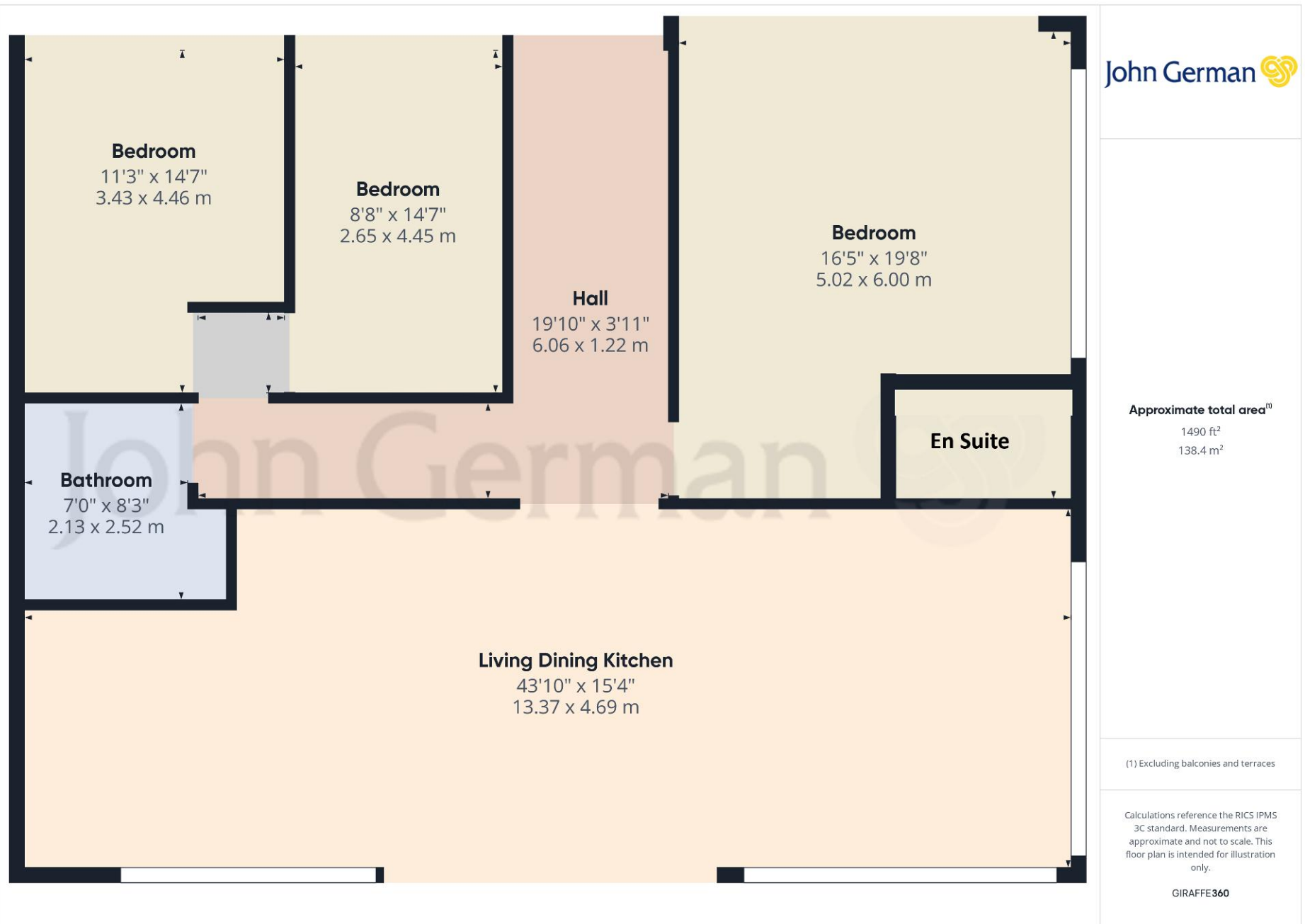
Local Authority/Tax Band: Derbyshire Dales District Council / Bands not yet allocated

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

Our Ref: JGA/17022025









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## Agents' Notes

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## John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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