

# Waterpark Road

Doveridge, Ashbourne, DE6 5NU



Modern semi detached home with a good sized conservatory and pleasant rear garden occupying a lovely cul de sac position within this highly sought after village.

£210,000

John German 

Whether looking to make your first step onto the property ladder, a downsize or an investment, viewing of this modern semi detached home is highly recommended to appreciate the scope to personalise to make it your own, and its lovely cul de sac position providing a pleasant enclosed rear garden, off road parking and a garage.

Situated in a highly regarded and sought after village within walking distance to its amenities including the first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green, and the picturesque church. Several walks through surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking 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 which has a built in cloaks cupboard and stairs rising to the first floor plus doors to the ground floor accommodation.

To the front is the fitted kitchen which has a range of base and eye level units with worktops and an inset sink unit set below the window, space for an electric cooker and further appliances.

The well proportioned lounge/dining room extends to the full width of the home having a focal chimney breast with a wall mounted living flame effect electric fire. Wide sliding patio doors open to the impressive brick base and uPVC double glazed constructed conservatory providing additional living space and overlooking the rear garden with power points, overlooking the rear garden with a door opening to the patio. A door leads to the laundry room (formally the rear of the garage) having a fitted worksurface, plumbing for a washing machine and an additional appliance space.

To the first floor the landing has a loft hatch and doors to the two bedrooms, the rear facing being able to easily accommodate a double bed and furniture, with two windows enjoying a far reaching view. The second bedroom benefits from a built in wardrobe. Completing the accommodation is the fitted bathroom which has a modern white suite with complementary tiled splash backs and a side facing window.

Outside - To the rear a paved patio leads to the good sized garden laid to lawn enclosed by panel fencing with gated access to the side. To the front is a garden laid to lawn with a shrub bed. A tarmac driveway provides off road parking leading to the attached garage which has an up and over door and power.

**what3words:** surveyors.winner.hosts

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:**

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

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

**Our Ref:** JGA/28032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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John German

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

01889 567444

uttoxeter@johngerman.co.uk

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