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.

£199,000



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 a ppreciate 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 a menities including the first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green, and the pictures que 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 carriage way 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 works urface, plumbing for a washing machine and 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 drive way provides off road parking leading to the attached garage which has an up and over door and power.

what3 words: 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 Electricity supply: Mains Sewerage: Mains Parking: Drive & garage Water supply: Mains Heating: LPG

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

See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> **Mobile signal/coverage**: See Ofcom link <u>https://checker.ofcom.org.uk/</u> **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band **Useful Websites:** <u>www.gov.uk/government/organisations/environment-agency</u> **Our Ref**: JGA/28032025

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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a

















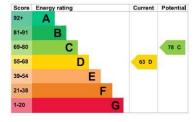


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



RICS rtyme

opertyma

On The Market

rightmove

John German

9a Market Place, Uttoxeter, Staffordshire, ST148HY



01889 567444 uttoxeter@johngerman.co.uk

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