



**Upwoods Road, Doveridge, Ashbourne. DE6 5LL**

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## Upwoods Road, Doveridge, Ashbourne

Bagshaws Residential recommend EARLY VIEWING to appreciate this semi detached property which is being sold with NO UPWARD CHAIN and comprises: lounge, dining room, kitchen, conservatory, separate wc, three bedrooms, craft room, shower room. Drive and garden to front and landscaped rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via a driveway providing off road parking for several vehicles leading to:

**Entrance Door:**

Leading into:

**Entrance Lobby:**

Having storage cupboard; door leading into:

**Hallway:**

Having stairs to the first floor accommodation; door leading into:

**Lounge:**

15' 4" into bay x 13' 1" max ( 4.67m into bay x 3.99m max )  
Having double glazed bay window to the front elevation; fire with hearth and mantel; electric heater; door leading into:

**Kitchen:**

11' 7" x 7' 6" max ( 3.53m x 2.29m max )  
A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven with hob and cooker hood over; appliance space; complementary tiling; two double glazed windows to the rear elevation; radiator; pantry cupboard; door leading into conservatory; leading through to:

**Dining Room:**

14' 9" x 5' 10" ( 4.50m x 1.78m )  
With French doors leading out to the rear garden; electric heater.

**Conservatory:**

13' x 7' 2" ( 3.96m x 2.18m )  
Having double glazed window to the rear elevation; door leading out to the side elevation; electric heater.

**Separate W C:**

With low level wc; heated towel rail.

**Stairs From Hallway:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom One:**

13' 1" x 9' 10" ( 3.99m x 3.00m )  
Having double glazed window to the front elevation; built in cupboard.

**Bedroom Two:**

9' 2" x 8' 8" ( 2.79m x 2.64m )  
With double glazed window to the rear elevation; built in cupboard.

**Bedroom Three:**

12' 11" x 6' ( 3.94m x 1.83m )  
With double glazed window to the front elevation; built in cupboard; door leading into:

**Craft Room:**

6' x 5' 9" ( 1.83m x 1.75m )  
With double glazed window to the rear elevation; fitted work surface.

**Shower Room:**

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; complementary tiling; double glazed window to the rear elevation; heated towel rail.

**Gardens:**

To the front the driveway provides off road parking for several vehicles and lawned area with plantings and timber and hedge boundaries. Landscaped rear garden with patio and paved pathways, lawned area with timber fenced boundaries. Hot tub included in sale.

**Summer House:**

With power.

**Please Note:**

This property benefits from Solar Panels which are owned outright.

Photographs may have been taken using a wide angle lens. Council Tax Band B



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## Upwoods Road, Doveridge, Ashbourne

- Village Location Semi Detached Home
- Three Bedrooms. Shower Room. Craft Room
- Lounge. Dining Room. Conservatory. Kitchen
- Gardens. Driveway
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109459 - 0002

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