



Alms Road, Doveridge, Ashbourne. DE6 5JZ

welcome to

Alms Road, Doveridge, Ashbourne

Bagshaws Residential are delighted to market this DECEPTIVELY SPACIOUS traditional mid terrace cottage with a wealth of character and charm including exposed beams. There is an EXTENSIVE ATTRACTIVE REAR GARDEN, three reception rooms, kitchen, utility, cloakroom, four bedrooms, en suite & bathroom.



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 inspection(s). Powered by www.flooragend.com



Access to the property is gained via shared passageway leading to:

Side Entrance Door:

Leading into:

Entrance Porch:

With double glazed windows to the rear and side elevations; storage/boot cupboard; underfloor heating; doors off to:

Kitchen:

12' 10" max x 10' 6" (3.91m max x 3.20m)

A bespoke fitted kitchen comprising sink set in a base unit; further base, wall and drawer units; complementary timber work surfaces; kick-board lighting; Rangemaster cooker with ovens, hob and cooker hood over; integrated dishwasher; tiled flooring; underfloor heating; exposed beams to the ceiling; understairs storage cupboard; double glazed window to the front elevation with wooden shutter blinds; stairs leading to the first floor accommodation; door leading into:

Sitting Room:

13' 2" into alcove x 12' 8" (4.01m into alcove x 3.86m)

Having double glazed window to the front elevation with wooden shutter blinds; wood flooring; exposed beams to the ceiling; feature brick fireplace housing an open hearth; central heating radiator; door leading out to the front elevation; door leading into:

Dining Room:

19' 2" x 8' 2" min (5.84m x 2.49m min)

With double glazed French doors leading out to the rear garden; vaulted ceiling with two double glazed sky light windows, wood flooring; wall lighting; central heating radiator; door leading into:

Lounge:

14' 8" x 13' 3" (4.47m x 4.04m)

Having feature brick fireplace housing a log burning stove; three central heating radiators; wall lighting; double glazed French doors leading out to the garden with double glazed windows either side; door leading into hallway; wood flooring.

Utility Room:

With larder cupboard; plumbing for washing machine; further appliance space; underfloor heating; space for an American style fridge freezer.

Guest Cloakroom:

Having low level wc; wash hand basin with tiled splashback; tiled flooring; underfloor heating.

Stairs From The Kitchen:

Leading to:

First Floor Landing:

With central heating radiator; two storage cupboards; doors off to:

Main Bedroom:

18' 4" max x 9' (5.59m max x 2.74m)

Having double glazed window to the rear elevation; central heating radiator; wood flooring; ceiling down lighting; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; low level wc; wash hand basin; complementary wall and floor tiling; underfloor heating.

Bedroom Two:

13' 10" x 12' 10" (4.22m x 3.91m)

With exposed chimney breast brickwork; double glazed window to the front elevation with wooden shutter blinds; central heating radiator; ceiling down lighting.

Bedroom Three:

12' 10" x 9' 10" (3.91m x 3.00m)

With double glazed window to the front elevation with wooden shutter blinds; ceiling down lighting.

Bedroom Four:

13' 3" x 6' 5" (4.04m x 1.96m)

With double glazed window to the rear elevation; central heating radiator.

Family Bathroom:

Having bath with front panel LED lighting, mixer tap with shower attachment and wall mounted shower and side screen, low level wc; wash hand basin; complementary wall and floor tiling; underfloor heating; double glazed window to the rear elevation.

Outside:

Shared passageway access leads to the rear to an extensive garden having an abundance of mature trees, shrubs and flower plantings. There is a paved patio area with steps leading up to the lawned garden with vegetable plot area beyond and having timber fence boundaries. A timber pergola, greenhouse and good sized shed.

Agent Note:

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

This property has a flying freehold.



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welcome to

Alms Road, Doveridge, Ashbourne

- Deceptively Spacious Traditional Character Cottage
- Four Bedrooms. En Suite
- Three Reception Rooms. Kitchen. Utility
- Guest Cloakroom. Family Bathroom
- Extensive Mature Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£377,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109901



Property Ref:
UTR109901 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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