

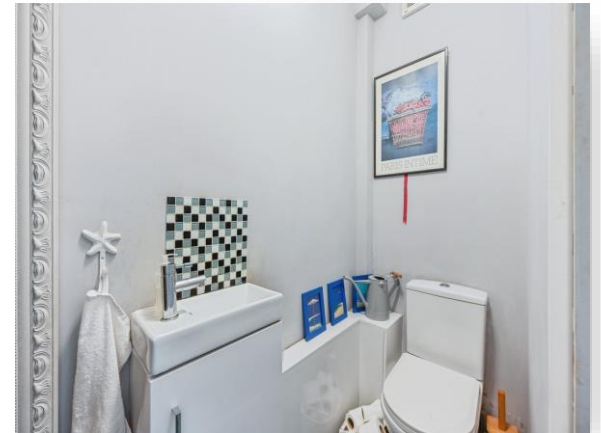


Derby Road, Doveridge, Ashbourne DE6 5LJ

welcome to

Derby Road, Doveridge, Ashbourne

Bagshaws Residential advise EARLY VIEWING of this traditional semi detached situated in the sought after village with Planning Permission for garage 23/00899/FUL. Comprising: two reception rooms, guest cloakroom, kitchen diner, three bedrooms, shower room. Drive, garage/workshop & gardens.



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

Entrance Door:

Under arch storm porch leading into:

Entrance Hall:

Having stairs leading to the first floor accommodation; central heating radiator; door leading into garage and doors off to:

Lounge:

12' max x 10' 6" max (3.66m max x 3.20m max)
Having walk in bay window to the front elevation; feature fireplace; central heating radiator.

Sitting / Dining Room:

14' x 10' 7" max (4.27m x 3.23m max)
Having French doors leading out to the garden; vertical central heating radiator.

Guest Cloakroom:

With low level wc; wash hand basin;

Kitchen Living Dining:

20' MAX x 16' MAX (6.10m MAX x 4.88m MAX)
A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; Range style cooker with hob and cooker hood over; plumbing for dishwasher; Karndean flooring; double glazed window; two sets of double glazed French doors leading out to the garden; vertical central heating radiator.

Stairs From Hallway:

Leading to:

First Floor Landing:

With double glazed window to the side elevation; doors off to:

Bedroom One:

12' x 10' 6" max (3.66m x 3.20m max)
Having double glazed window to the front elevation; built in cupboards; central heating radiator.

Bedroom Two:

12' x 9' 6" (3.66m x 2.90m)
With double glazed window to the rear elevation; central heating radiator.

Bedroom Three:

8' x 6' 4" (2.44m x 1.93m)
With double glazed window to the front elevation; central heating radiator.

Shower Room:

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

Attached Garage / Workshop:

With double doors; utility area with sink; plumbing for washing machine; further appliance space.

Gardens:

To the front the driveway provides off road parking with hedge boundaries. The rear garden is mainly laid to lawn with tree and shrub plantings and patio area.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band C. Solar panels are owned and heating is via a air source heat pump.



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welcome to

Derby Road, Doveridge, Ashbourne

- Traditional Semi Detached. Three Bedrooms
- Planning Permission For Garage 23/00899/FUL
- Two Reception Rooms. Kitchen
- Guest Cloakroom. Shower Room
- Drive. Garage/Workshop. Gardens

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109775



Property Ref:
UTR109775 - 0005

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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