# Cavendish Close

Doveridge, Ashbourne, DE6 5LB







Deceptively Spacious & Versatile Detached Home in Need of Some Work & Suitable for Variety of Potential Buyers, Occupying a Pleasant Quiet Cul-de-Sac with a Westerly Facing Rear Garden Enjoying a Degree of Privacy in the Desirable Village.

## Offers in excess of £300,000

John German

Ideal whether looking to move up or down the property ladder and for a straightforward project to put your own stamp on to make it your own, viewing and consideration of this versatile home is essential to appreciate the room dimensions and layout, potential, and most notably its exact position on the popular and quiet cul-de-sac which enjoys a westerly facing rear garden and a degree of privacy backing onto the playing field.

Situated in the highly regarded and sought-after village within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall, tennis courts and bowling green plus the picturesque church. Numerous walks through surrounding countryside and to the River Dove are also on the doorstep. The towns of Uttoxeter (especially) and Ashbourne with their wide range of facilities are both within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: A uPVC obscure double glazed entrance door and side panel opens to the welcoming hallway, where stairs rise to the first floor and doors lead to the versatile ground floor accommodation.

To the rear of the home the lounge/dining room extends to the full width of the property, having a focal fireplace with a stone effect surround and a wide window overlooking the pleasant garden, and glazed double doors opening to the useful garden room which has a quarry tiled floor, power, heating and a uPVC double glazed door providing access outside.

The kitchen has a range of base and eye level units with fitted worktops and a small matching breakfast bar, an inset sink unit set below the front facing window, space for an electric cooker and space for a fridge/freezer, plus a door to the garage.

The front facing ground floor bedroom can easily be used as study or additional sitting room depending on your household's needs. Positioned beside is the bathroom which has a white three-piece suite with complimentary tiling and storage, incorporating a panelled bath with a period style mixer tap and shower attachment.

Upstairs the landing has a bult-in cupboard and doors leading to the three good sized bedrooms, with the spacious rear facing master enjoying a pleasant outlook over the playing field and village beyond, and one of the front facing rooms having a built-in wardrobe. Finally there is family bathroom which has a white suite in need of refurbishment/replacement, having a side facing window providing light.

Outside: To the rear a paved patio provides a pleasant seating and entertaining area which leads to the garden laid predominantly to lawn with well stocked borders and features square beds containing a variety of shrubs and plants, plus a lovely magnolia tree.

To the front is a garden laid to lawn with a border containing a variety of shrubs and plants. There are two driveways providing parking for several vehicles, with one lading to the garage which has an up and over door, power and a personal door to the rear leading to the garden and an adjoining boiler room.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
W3W – touches.headings.mended
**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**: Driveways & Garage
**Electricity supply**: Mains **Water supply**: Mains **Sewerage**: Mains
**Heating**: Oil central heating
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: TBC
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 D
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA13042026

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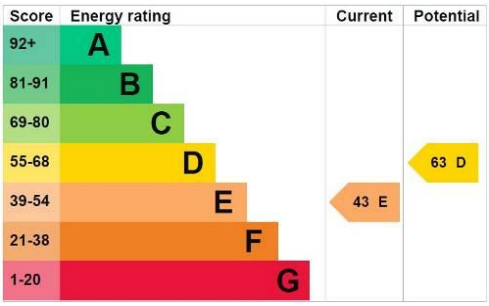

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## Agents' Notes

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