Upwoods Road

Doveridge, Ashbourne, DE6 5LL







Attractive Traditional Semi-Detached Home with Extremely Well-Maintained Accommodation Combined with the Potential to Personalise, Benefitting from a Ground Floor Extension to the Rear. Occupying a Lovely Plot with a Westerly Facing Rear Garden Situated on the Edge of the Highly Regarded Village.

£235,000

John German

Offering the opportunity to comfortably move straight in and then make it your own home in time, viewing and consideration of this delightful traditional home is highly recommended whether searching for your first home or moving down the market. Well maintained by the current owner since 1969 but time for its new chapter, the home benefits from good-sized and lovingly tended westerly facing rear garden plus off road parking for several vehicles.

Situated on the edge of the highly regarded and sought-after village within walking distance to its range of amenities including The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green, the first school, plus the picturesque church. Numerous walks through surrounding countryside and the River Dove are also on the doorstep. The towns of Uttoxeter and Ashbourne 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 part obscure double-glazed entrance door open to the hallway, where stairs rise to the first floor and a door leads to the extended ground floor accommodation.

The comfortably sized living room has a focal chimney breast with an open fire and a feature ceramic tiled surround, plus a front facing window allowing the morning light to flood in. The extended dining kitchen has a range of base and eye level units with fitted worksurfaces and an inset sink unit set below the wide window overlooking the garden, space for an electric cooker, plumbing for a washing machine and a useful understairs pantry with space for appliances. Completing the ground floor space is the rear hall provides space for kick off your boots and take off your coat, with a uPVC part obscure double-glazed door to the side, and a door to the downstairs wc.

Upstairs the landing has a side facing window providing natural light and access to the loft. Doors lead to the two good-sized bedrooms, with the front facing master enjoying a lovely view over fields and having the benefit of a useful built-in wardrobe. Finally there is the bathroom which has a white suite incorporating a panelled bath, fully tiled walls, an airing cupboard housing the hot water cylinder and a rear facing window.

Outside: To the rear a concrete and paved patio with a well-stocked bed and space for sheds and a greenhouse, leads to the westerly facing garden laid predominantly to lawn, divided into two sections with well stocked beds and borders containing a large variety of shrubs and plants, with space for additional sheds. All enclosed to three sides by timber fencing.

To the front there is an enclosed low maintenance paved garden with well stocked beds and borders.

Wrought iron double gates open to a driveway providing off-road parking for several vehicles.

W3W – relished.harvest.sunroof
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**: Drive **Electricity supply**: Mains
Water supply: Mains **Sewerage**: Mains
Heating: Electric storage heaters
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA16112026
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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 sales memorandum being issued.




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Agents' Notes

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