

Gardner Court

Doveridge, Ashbourne, DE6 5PH



Extremely well-maintained modern end terrace home occupying a lovely position on the popular development in the highly sought-after village, with an enclosed rear garden enjoying privacy and double width parking to the front.

£218,500



John German

Providing a blank canvas to move in immediately and then personalise to make it your own home, viewing of this excellent modern home is essential whether searching for your first home, downsizing or for a Buy-to-Let investment. For sale with the advantage of no upwards chain, the property has been extremely well-maintained by its first and only owner and is appointed to a high specification including a fitted kitchen with fully integrated appliances. Built by renowned David Wilson Homes in 2021 and occupying a pleasant position on the popular development, with an enclosed rear garden offering a black canvas and enjoying a good degree of privacy, plus a double width driveway.

Situated in the well-regarded and desirable village of Doveridge 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 composite and part obscure double glazed entrance door opens to the welcoming hallway, where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two-piece suite.

The well-proportioned lounge/dining room extends to the full width of the home and has a useful understairs cupboard, plus wide uPVC double glazed French doors with side panels overlooking the rear garden and providing direct access outside. To the front is the well-equipped fitted kitchen having a range of base and eye level units with worksurfaces and an inset sink unit set below the window, a fitted LPG hob with a stainless-steel extractor hood over and an electric oven under, and integrated appliances including a dishwasher, washing machine and a fridge/freezer, plus a kickboard heater.

To the first floor the landing has doors leading to the two good sized bedrooms which both extend to the full width of the home and can easily accommodate a double bed, with the front facing room having a built-in wardrobe and the rear master enjoying a pleasant outlook. Completing the accommodation is the superior fitted bathroom which has a white three-piece suite with tiling incorporating a panelled bath with a mixer shower and glazed screen above.

Outside - To the rear the paved patio leads to the enclosed garden which is laid to lawn enjoying a good degree of privacy and providing a blank canvas to landscape as you wish, with gated access to the side.

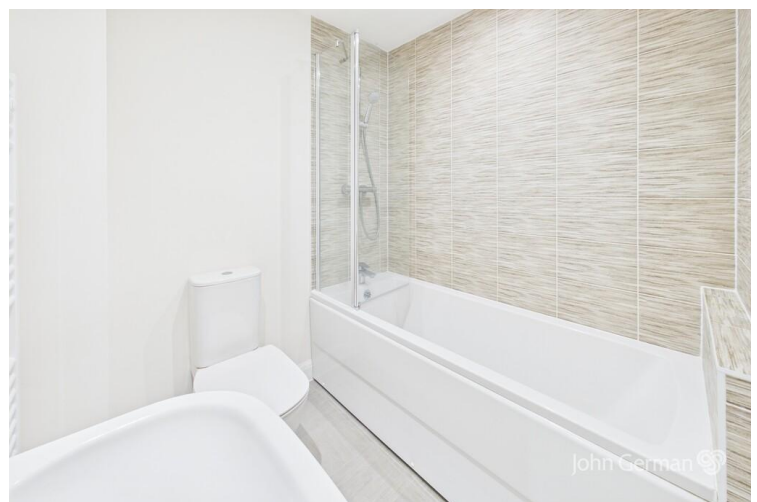
To the front there are well stocked shrub beds. On the opposite of the block paved road is a small lawn and a tarmac double width driveway providing parking.

- W3W:** caring.notifying.rates
- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** There is a small charge of approximately £140 twice yearly for the maintenance of the communal areas.
- It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Electricity supply:** Mains
- Sewerage:** Mains
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:**
- 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:** JGA/15102026

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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