Waterpark Road

Doveridge, Ashbourne, DE6 5NU







Modern end terrace in need of some cosmetic improvement with the advantage of a conservatory and solar panels, occupying a pleasant position on the quiet cul-de-sac within the highly regarded and sought-after village within walking distance to its amenities.

£190,000

John German

For sale with no upwards chain, viewing and consideration of this modern end terrace home is highly recommended to appreciate the potential to personalise and make it your own by decorating and re-flooring, already having an excellent fitted shower room. An ideal small project for any first time buyer or those looking to downsize. Benefitting from a private enclosed rear garden in need of attention, also offering the opportunity to clear and landscape to best suit your needs.

Situated on the popular cul-de-sac within the heart of the highly desirable and well-regarded village within walking distance of 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.

A traditional tiled canopy porch with a useful brick-built store, has a uPVC part obscure double glazed entrance door opening to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The fitted kitchen has a range of base and eye level units including a corner carousel cupboard with worksurfaces and an inset sink unit set below the front facing window, a fitted electric hob with an extractor over and a built-in electric oven, plumbing for a washing machine and a space for an additional appliance, plus a useful understairs cupboard.

The living/dining room extends to the full width of the home having a focal chimney breast with a living flame effect electric fire and feature surround. Wide uPVC double glazed sliding patio doors open to the brick and uPVC double glazed conservatory, providing additional living space with power and lights, plus French doors opening to the garden.

Upstairs, the landing has a loft hatch and doors leading to the two good sized bedrooms, with the rear facing master extending to the width of the property having two windows enjoying a pleasant outlook, and the front room benefitting from built-in storage. Completing the accommodation is the fitted shower room, having a white modern three-piece suite with feature tiling incorporating a double cubicle with an electric shower over, towel rails and a side facing window providing natural light.

Outside, to the rear, a patio with a shed leads to a good size garden in need of clearing and attention, enjoying a good degree of privacy and providing the opportunity to landscape to suit your taste. The 'cat-io' can be easily removed. To the front, a wide gravelled driveway provides off road parking, leading to the attached enclosed carport which has power points and gated access to the garden.

Agents notes: The property benefits from solar panels. We await further information but believe the ownership will transfer to the buyer.
There is no mains gas.
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 & carport
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
(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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16102026
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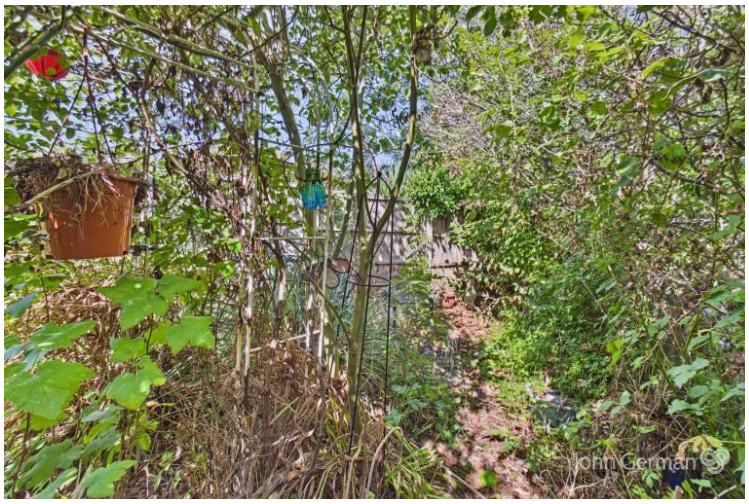

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AWAITING EPC MEDIA

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Agents' Notes

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