Brocksford Court

Doveridge, Ashbourne, DE6 5PA

John German




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£324,995

No Upward Chain.

A highly appealing single storey mews residence in a unique and private hall grounds setting, with a large double garage, excellent parking and access to the A50.

There is an attractive tree lined drive approach to the courtyard parking.

Access through the garden leads to a bright entrance hall, off which is a comfortable living room with a feature fireplace and French doors to rear courtyard garden.

The generous breakfast kitchen is well served by a range of base and wall storage units, worktops with inset ceramic sink and mixer tap, tiled splashbacks, inset electric hob with extractor over, built-in oven, integrated dishwasher and fridge. There is a tiled floor and inset oil-fired boiler.

The principle bedroom has fitted units and is complete with an en suite shower room, whilst the second bedroom is a generous double and a is served by the bathroom having a four-piece suite and tiled floor and surrounds.

A large double garage is situated en bloc opposite, together with ample parking and additional visitor parking opportunities. At the front is a gate opening to a very pleasant, well laid out ornamental cottage style garden, together with a stone paved patio and a useful bin store and concealed oil storage tank. There is also exterior lighting.

Agents notes: The property is Grade II Listed.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank drainage within the curtilage
Heating: Oil central heating
(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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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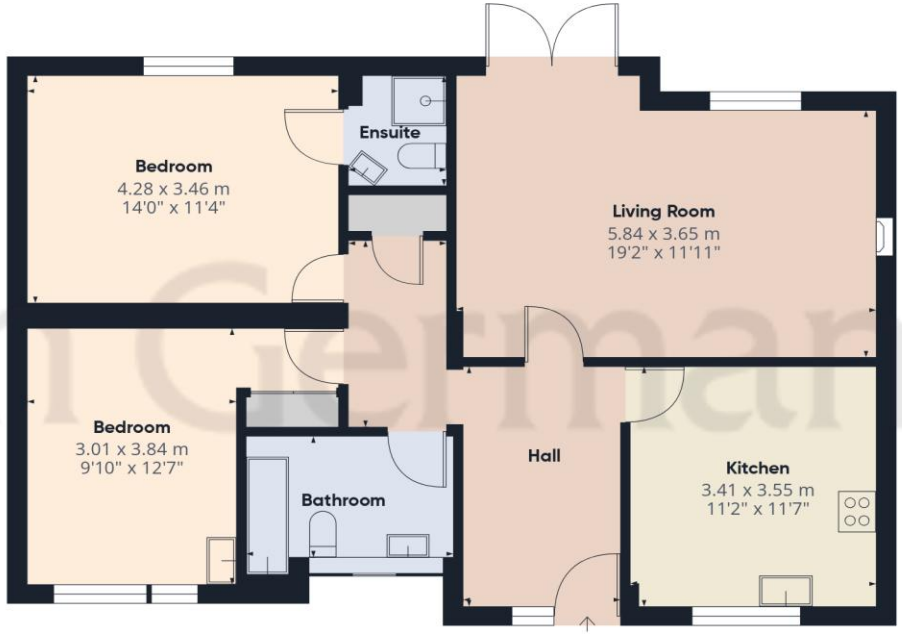



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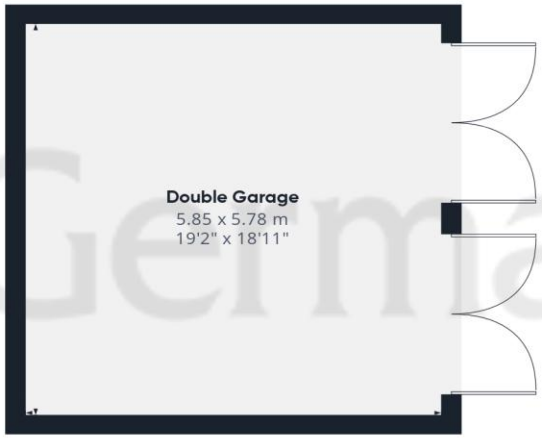

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

118.6 m²

1278 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

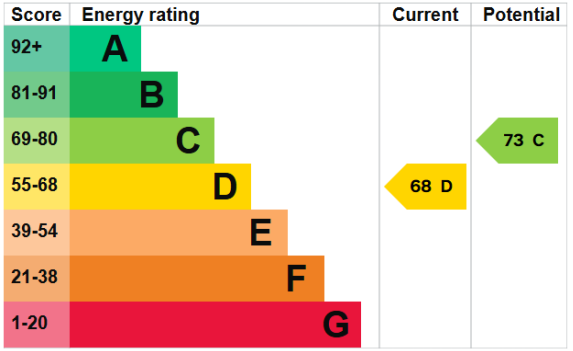
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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