





Bell Cottages, Derby Road, Doveridge, Ashbourne DE6 5JU

bagshaws residential

welcome to

Bell Cottages, Derby Road, Doveridge Ashbourne

Bagshaws Residential are delighted to bring to the market this charming and deceptively spacious mid terrace, this property offers a wealth of character retaining much of its original charm alongside practical living family accommodation and MUST BE VIEWED to fully appreciate.













Access to the property is gained via

Entrance Door:
Leading into:

Entrance Hallway:
With stairs to the first floor accommodation; tongue and groove wall paneling; central heating radiator; doors off to:

Lounge:
12' 2" x 11' 11" into alcove (3.71m x 3.63m into alcove)
Having modern feature fireplace with surround housing a fire; window to the front elevation; central heating radiator; wood effect flooring; wall light.

Study / Dining Room:
12' 2" x 11' 11" into alcove (3.71m x 3.63m into alcove)
Having feature fireplace with cast iron fireplace inset; window to the front elevation; central heating radiator; wood effect flooring.

Snug:
11' 11" into alcove x 11' (3.63m into alcove x 3.35m)
With feature fireplace opening; French doors leading out to the rear garden.

Cloakroom:
With low level wc; wash hand basin set in a vanity unit; wall paneling; complementary tiling; window to the rear elevation.

Breakfast Kitchen:
21' 9" max x 11' 1" max (6.63m max x 3.38m max)
A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; integrated double oven; gas hob with cooker hood over; plumbing for washing machine and dishwasher; further appliance space; ceiling spot lights; apex roof light; windows to the rear and side elevations; door leading out to the rear garden; built in pantry cupboard.

Stairs From Hallway:
Leading to:

First Floor Landing:
Having doors off to:

Shower Room:
Having walk in shower with wall mounted shower; wash hand basin set in a vanity unit; low level wc; heated towel rail; complementary tiling; window to the rear elevation;

Bedroom One:
12' 2" x 11' 11" max (3.71m x 3.63m max)
With window to the front elevation; central heating radiator; built in wardrobe.

Bedroom Two:
12' x 12' max (3.66m x 3.66m max)
With window to the front elevation; central heating radiator.

Bedroom Three:
15' 9" max x 11' 1" max (4.80m max x 3.38m max)
With window to the rear elevation; built in cupboard; central heating radiator.

Bedroom Four:
11' x 7' 10" max (3.35m x 2.39m max)
With window to the rear elevation; central heating radiator; built in wardrobe; feature cast iron fireplace.

Attic:
19' 9" x 15' 7" (6.02m x 4.75m)
Used for storage.

Gardens:
Gated access leading to the front forecourt garden having paved and gravel areas and timber fence boundaries. The rear garden has patio area, lawned area with an abundance of shrub plantings, timber pergola leads to further paved area with rockery. There is a right of vehicular access to the side of the first cottage leading around the rear of the cottages for parking. The rear of the property adjoins open countryside.

Please Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Bell Cottages, Derby Road, Doveridge, Ashbourne

- Formally Two Cottages combined into One
- Four Bedrooms. Shower Room
- Lounge. Snug. Study/Dining Room. Breakfast Kitchen
- Desirable Village Location
- Parking. Rear Garden adjoins Open Countryside

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£350,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110394

The Property Ombudsman

Property Ref:
UTR110394 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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