

THREE BEDROOM FAMILY HOME WITH LARGE GARDEN

**18 ALMS ROAD
DOVERIDGE
DE6 5JZ**



**PRICE:
O/A £185,000**

Well appointed, extended,
centrally heated and double
glazed accommodation

DESCRIPTION

Being conveniently situated within the delightful village of Doveridge with its good range of local amenities and facilities (shop/post office, pub, primary school etc) this three bedroom family home is also well placed for ready access to local employment centres and the Midlands motorway network via the nearby A50 trunk road.

Ideal for occupation by the growing family the property which benefits from oil fired central heating and sealed unit double glazing throughout has been extended to the rear to facilitate a spacious fitted breakfast kitchen whilst outside there is ample car standing space and a very large rear garden.

Early viewing is considered essential.

ACCOMMODATION

An oak effect upvc sealed unit double glazed front door leads to

Entrance Vestibule with staircase off to first floor level and single panel central heating radiator. Fitted coat pegs.



Front Sitting Room 12' x 10'10" (3.66m x 3.30m) having oak effect upvc sealed unit double glazed window to the front with double panel central heating radiator under. Recessed fireplace with polished oak mantel and provision for decorative fuel effect electric fire. Medium oak effect laminate floor which extends through via a wide square arch to



Dining Room 12'7" x 11'5" (3.83m x 3.48m) with double panel central heating radiator and door off to

Understairs Pantry/Store with fitted shelves, side window and thrall.



Extended Breakfast Kitchen 14'8" x 10'1" (4.47m x 3.07m) having ceramic tiled floor and upvc sealed unit double glazed window overlooking the rear garden with flanking matching door to the exterior rear. Further upvc sealed unit double glazed side window. The kitchen is fitted with a comprehensive range of units providing base cupboards and wall cupboards, drawer bank, ample round edge work surfaces with inset 1.5 bowl sink unit and pillar mixer tap with appliance space beneath having integrated automatic washing machine. Integrated refrigerator and freezer, glazed display wall cupboard. Cooker recess with electric cooker point and extractor fan above. Mison fan assisted skirting radiator.

Free standing oil fired Worcester boiler for domestic hot water and central heating. Door off to

Ground Floor Guest Cloakroom providing additional storage facility and having low flush wc, single panel central heating radiator, fitted coat pegs and upvc sealed unit double glazed side window.

Staircase to first floor landing having double panel central heating radiator and loft access hatch.



Bedroom One (front) 11' x 8'8" (3.35m x 2.64m) having single panel central heating radiator and upvc sealed unit double glazed window to the front.

Bedroom Two (rear) 12'3" (3.73m) maximum x 8'1" (2.46m) with single panel central heating radiator and upvc sealed unit double glazed window overlooking the rear garden.

Bedroom Three (front) 8'2" x 6'2" (2.49m x 1.88m) having upvc sealed unit double glazed window and single panel central heating radiator.



Bathroom having fitments in white comprising corner spa bath, pedestal wash hand basin and low flush wc. Fully ceramic tiled walls, single panel central heating radiator, upvc sealed unit double glazed window.



OUTSIDE

The property stands well back from the road behind a gravelled forecourt garden providing spacious car standing space. A gated covered passageway leads down the side of the house at the end of which a further gate leads to the rear garden.



The rear garden of the property is of particular note and merit being extremely spacious proportions and featuring a paved patio terrace from where there is direct access to lawned garden area with planted beds and borders. Beyond this is an area given over to vegetable production with fruit cage and then a further long lawned area which has the benefit of a useful detached timber garden or general store.

SERVICES

It is understood that all mains water, electricity and drainage are connected to the property which benefits from oil fired central heating.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING E

VIEWING

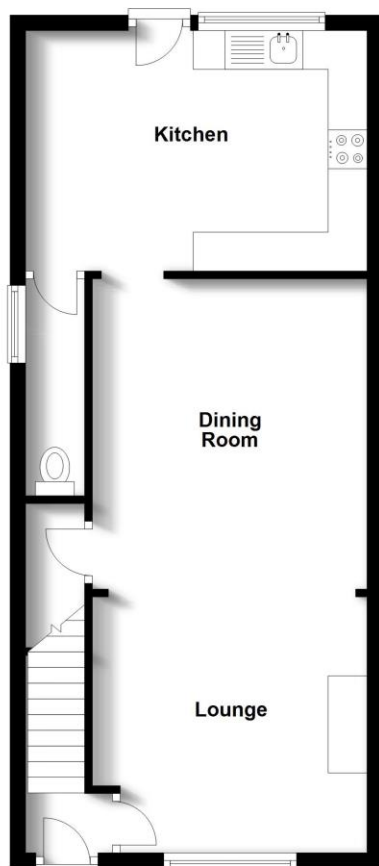
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

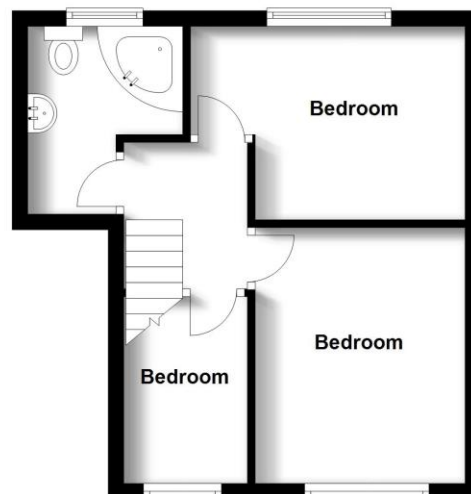
From Ashbourne town centre leave in a southerly direction along the main A515 Sudbury Lichfield road, continue to Sudbury and upon approaching the A50 proceed straight over the first roundabout and at the second roundabout take the second exit signposted Doveridge and continue to the village. Continue to the roundabout, turn left into Sand Lane and at the bottom turn left again into Alms Road and the property will be found on the right hand side.

Ref: FTA2335

Ground Floor
Approx. 46.6 sq. metres



First Floor
Approx. 28.9 sq. metres



Total area: approx. 75.5 sq. metres
18 Alms Road, Doveridge, Derbyshire, DE6 5JZ

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.