ABODE
SALES & LETTINGS

Gardner Court, Doveridge, Derbyshire, DE6 5PH

Offers Over £225,000



https://www.abodemidlands.co.uk







STUNNING THREE-BEDROOM SEMI-DETACHED HOME IN DOVERIDGE
DAVID WILSON PROPERTY | DOUBLE-LENGTH DRIVEWAY | HIGH ENERGY PERFORMANCE

This beautifully presented three-bedroom semi-detached home, previously built by David Wilson Homes, is situated in the highly sought-after village of Doveridge. The property boasts a spacious kitchen/diner, three well-sized bedrooms, and modern interiors throughout.

The ground floor comprises an inviting entrance hallway, a bright and airy living room, a stylish kitchen/diner, and a convenient cloakroom/WC. Upstairs, you'll find three bedrooms, including a master bedroom with an en-suite shower room, along with a separate family bathroom.

Externally, the home benefits from a double-length driveway, offering ample off-road parking, and a well-maintained rear garden featuring an entertaining patio and a laid-to-lawn area, all enclosed with timber fencing.

Nestled in the scenic village of Doveridge, this property provides easy access to a range of local amenities, including a first school, The Cavendish Arms public house, a sports club, a vibrant village hall, tennis courts, pre-school and a church. The surrounding countryside offers various picturesque walking routes.

For commuters, the property is conveniently located within easy reach of Uttoxeter and Ashbourne, as well as the A50 dual carriageway, which connects to the MI and M6 motorways, providing access to Derby, Stoke-on-Trent, and beyond.

Viewing is highly recommended through ABODE Estate Agents.

Estate charges will apply.

ABODE
SALES & LETTINGS

Entry
Entered via a composite double-glazed front door, featuring Amtico flooring throughout, a central heating radiator, coat hooks, a smoke alarm, a telephone point, and internal doors leading to:

Cloaks/W.C.
With Amtico flooring throughout, a central heating radiator, a pedestal wash hand basin, a low-level WC with a continental flush, complementary tiling to lower wall areas, LED spot lighting, and an extractor fan on the ceiling.

Lounge
With two central heating radiators, a UPVC double glazed window to the front elevation, useful built in storage cupboard, TV aerial point, internal door leads to:

Inner Hall
With staircase rising to the first floor landing, smoke alarm and internal door leading to:

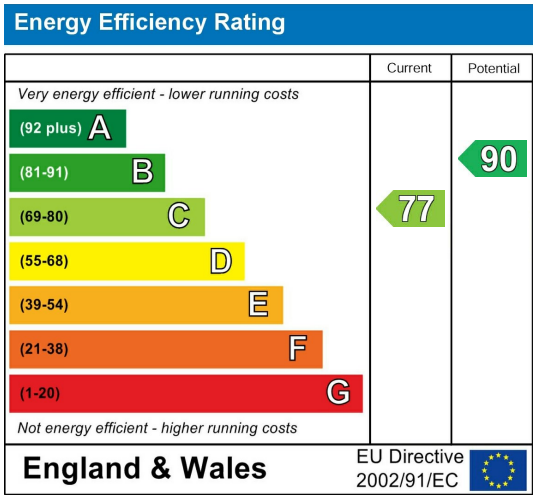
Kitchen/Diner
Featuring a UPVC double-glazed window to the rear elevation and a set of UPVC double-glazed French doors leading to the rear patio. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood block drop-edge preparation work surfaces with LED downlighting.

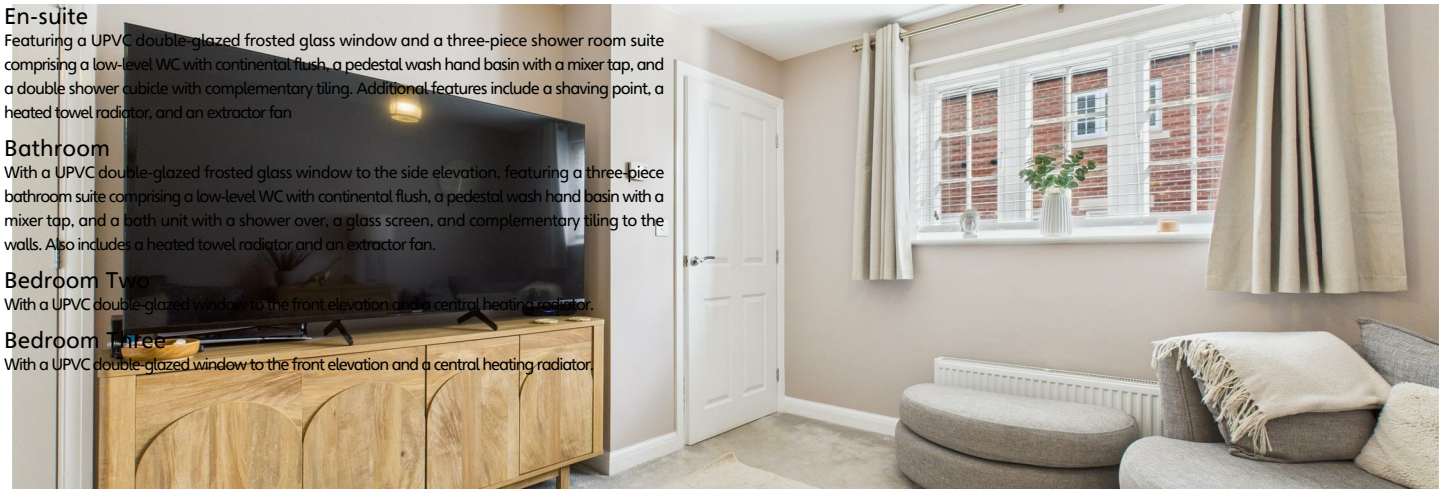
A range of integrated appliances includes a stainless steel gas hob, oven/grill, stainless steel extractor hood, stainless steel sink and drainer with a mixer tap, fridge, freezer, and dishwasher. A central heating radiator is also present, and the central heating combination gas boiler is housed within the kitchen.

Landing
Providing access to the loft via a hatch. The loft space is boarded, insulated, and equipped with lighting. The landing also includes an airing cupboard and doors leading to:

Bedroom One
With a UPVC double-glazed window to the rear elevation and a range of built-in fitted wardrobes with mirrored fronts, comprising rails and shelving. Internal door leading to:







En-suite
Featuring a UPVC double-glazed frosted glass window and a three-piece shower room suite comprising a low-level WC with continental flush, a pedestal wash hand basin with a mixer tap, and a double shower cubicle with complementary tiling. Additional features include a shaving point, a heated towel radiator, and an extractor fan

Bathroom
With a UPVC double-glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising a low-level WC with continental flush, a pedestal wash hand basin with a mixer tap, and a bath unit with a shower over, a glass screen, and complementary tiling to the walls. Also includes a heated towel radiator and an extractor fan.

Bedroom Two
With a UPVC double-glazed window to the front elevation and a central heating radiator.

Bedroom Three
With a UPVC double-glazed window to the front elevation and a central heating radiator.


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE







AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE

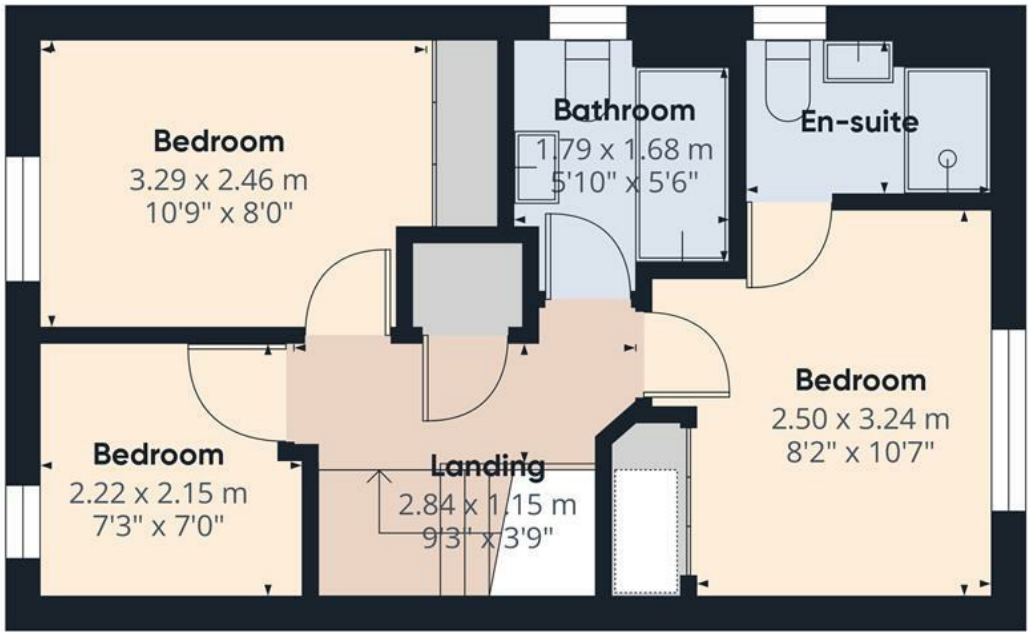

ABODE


ABODE


30
ABODE



Floor 0



Floor 1

ABODE

Approximate total area(1)

67.83 m²

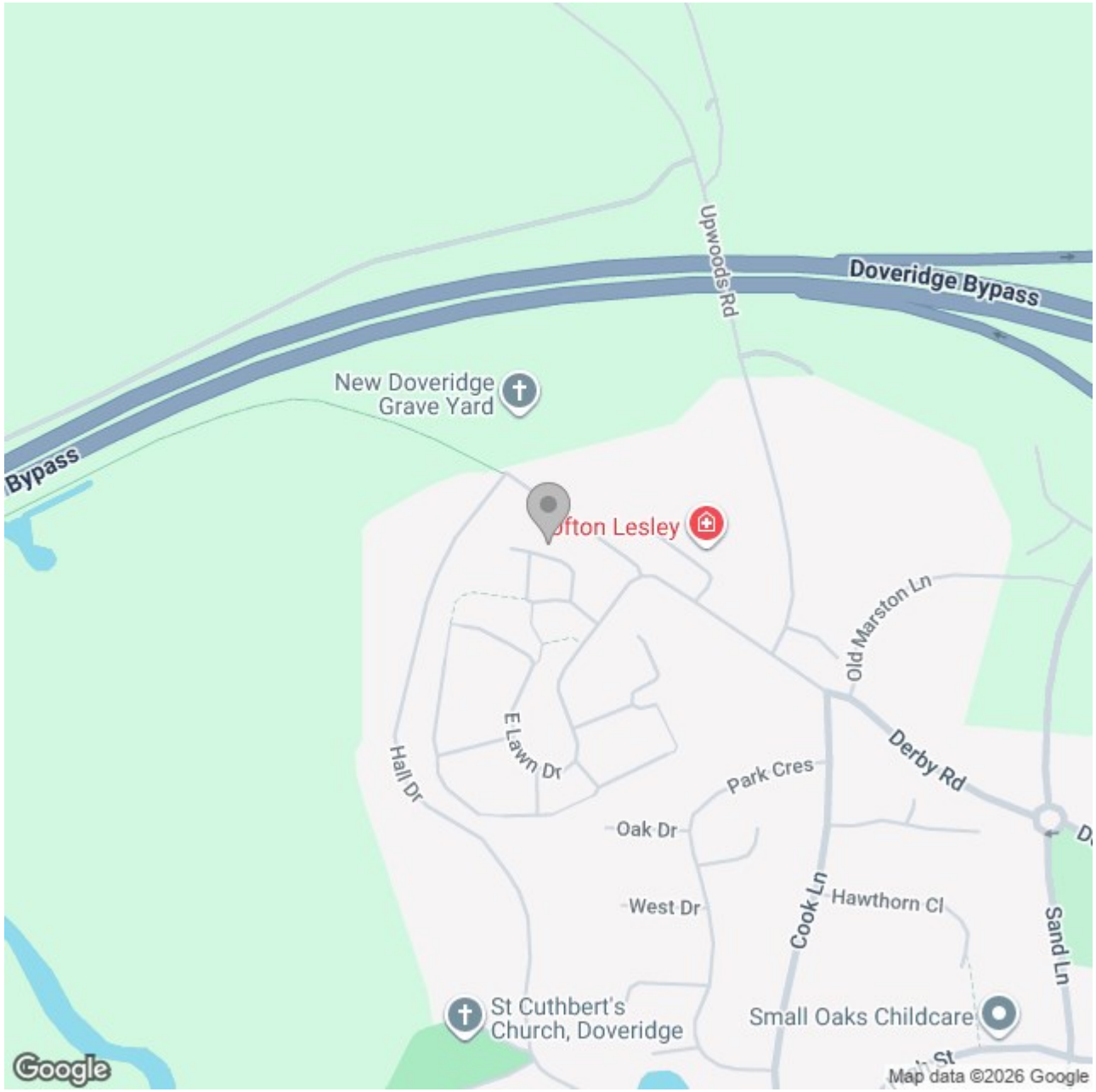
730.13 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.