

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ



Located in the idyllic village of Doveridge is this immaculate, recently built modern home comprising dining kitchen with upgraded fittings, lounge, ground floor cloaks/WC, two double bedrooms and a modern family bathroom. Off road parking to the front and a generous sunny rear garden.

£210,000

John German

The village of Doveridge is a highly regarded and popular village with a range of amenities including the village shop and small post office, primary school, The Cavendish Arms public house, sports club and active village hall, tennis courts, bowling green and the picturesque church. Several countryside walks through the surrounding area are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent. The village is also handy for JCB.

Entrance to the property is via an entrance lobby with a door leading off to the ground floor living accommodation as well as to the guest cloaks/WC. The cloakroom is fitted with a concealed cistern WC and a pedestal wash basin, ceramic tiled splashbacks, tiled floor and central heating radiator.

The lounge sits to the front of the property with a uPVC double glazed picture window overlooking the front elevation, central heating radiator, neutral fitted carpet, stairs leading off to the first floor and internal door to the kitchen.

The spacious dining kitchen has uPVC double glazed French doors with matching side panels providing access and lovely views over the rear garden, fitted with a comprehensive range of sleek handleless base and eye level units with under unit lighting, Corian worksurfaces with matching upstands, inset one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated washing machine and an integrated 70/30 fridge freezer, built-in oven and four ring gas hob with extractor hood over, ceramic tiled floor, plenty of dining space and a central heating radiator.

On the first floor the landing gives access to two double bedrooms, fully carpeted with central heating radiators and uPVC double glazed windows to the front and rear respectively.

The bathroom is fitted with a full three piece suite comprising concealed cistern WC, pedestal washbasin and a panelled bath with shower over and glass screen, extensive tiling, tiled floor and radiator.

Situated to the front of the property is a driveway providing ample off road parking and having secured gated access leading to the rear of the property. Here can be found a generous lawned garden with fence boundaries and a paved seating area.

Agents note: We understand there is a green space charge of approximately £195 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30082023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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