

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

John German





St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

£260,000

Attractive modern semi detached home suitable for a variety of buyers. With well presented and immaculately maintained, high specification accommodation, parking and garage.



Built by Bellway Homes in 2019, viewing of this delightful home is essential to appreciate its layout, condition, plot and its exact position on the development. Suitable whether looking for your first home, to move up or down the property ladder or for a buy to let investment.

Situated in the sought after village, within easy reach of its amenities which include the village shop and post office, The Cavendish Arms public house, sports club, active village hall, tennis courts, bowling green and the picturesque church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A canopy storm porch with a composite and part obscured double glazed door opens to the welcoming hall which has stairs rising to the first floor, doors leading to the ground floor accommodation and the fitted guest cloakroom/WC, benefitting from half tiled walls.

The generously sized lounge provides ample space for seating and other furniture, plus a front facing window providing ample natural light.

To the rear of the home is the impressive dining kitchen which extends to the full width of the property, having a range of base and eye level units with fitted work surfaces and inset sink unit set below the window overlooking the garden, fitted LPG gas hob with an extractor hood over, built in oven and integrated fridge/freezer, plus washer/dryer. In the dining area is a useful understairs cupboard and wide French doors opening to the patio and garden.

To the first floor, the landing has a side facing window and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed and the superior family bathroom that has a modern white three piece suite with complementary tiled splashbacks.

The spacious front facing master has a bank of built in wardrobes and the benefit of a superior en suite shower room, also having a white modern three piece suite, incorporating a double shower cubicle with an electric shower over and complimentary tiled splashbacks.

Outside to the rear, a paved patio leads to the garden which is predominantly laid to lawn with well stocked borders containing a variety of shrubs and plants, plus a further paved seating area providing an additional entertaining area, useful storage space behind the garage and gated access to the drive.

To the front is a small garden. A tarmac driveway extends to the side of the property providing off road parking, leading to the garage that has an up and over door, power and light.

What3words: direction.joggers.finishes

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

Services: LPG central heating system. 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.

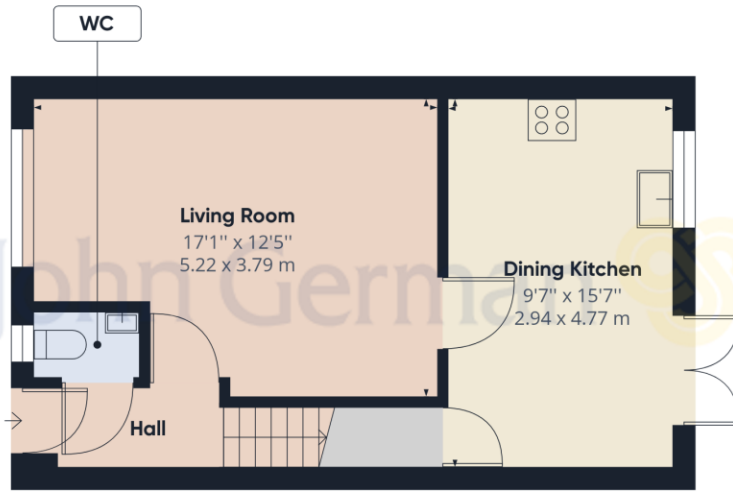
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02102023

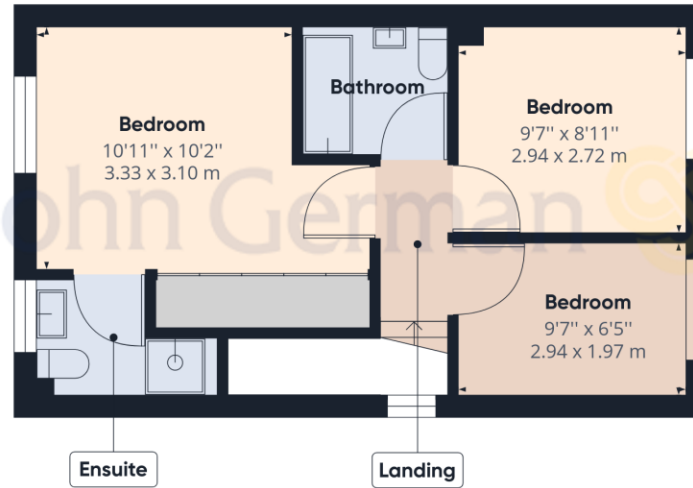
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C



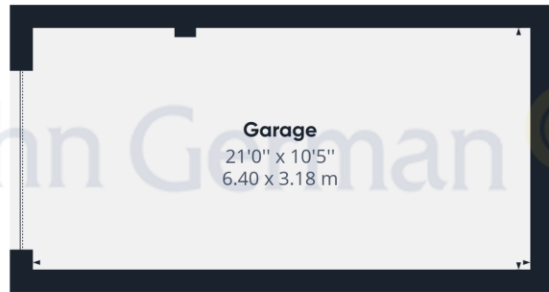




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1025.21 ft²

95.25 m²

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



