

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

John 
German





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Asking price of £420,000

Extremely well presented and maintained modern detached family home with well planned accommodation situated on the edge of the popular development in the desirable village.



Whether looking to move up or down the property ladder, internal inspection and consideration of this lovely, detached home is essential to appreciate its balanced layout benefitting from two separate reception rooms plus an impressive open plan living/dining kitchen, its condition, and its exact position on the development with an enclosed southerly facing rear garden. Built by Bellway Homes in 2021 on the popular Dove Manor development, towards the edge of the well regarded and sought after village, within walking distance to its amenities including the first school, The Cavendish Arms public house, sports club and active village hall, playing field and church. 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 part obscure double glazed entrance door and side light opens to the welcoming central hall providing a lovely introduction to the home with a feature tiled floor that flows into the living/dining kitchen, stairs rising to the first floor with a useful understairs cupboard, and doors to the well planned accommodation. To the front of the home is the well proportioned lounge and the opposite side of the hall, the study which is presently used as a music room but makes an ideal playroom or snug depending on your needs. Across the full width of the property to the rear is the real heart of the home; the hugely impressive open plan living/dining kitchen overlooking the southerly facing garden with wide French doors providing direct access to the patio. There is a range of base and eye level units with work surfaces and an inset sink unit set below the window, fitted LPG hob with an extractor hood over, built in double electric oven plus an integrated dishwasher and fridge freezer. The tiled floor runs into the utility room where there is a fitted work surface to one side with an inset sink unit and cupboard below, plumbing for a washing machine, the wall mounted central heating boiler enclosed in a matching cupboard, a part obscure double glazed door opening to the side driveway and a door to the fitted downstairs WC which has a modern two piece suite.

To the first floor, the landing has a built-in airing cupboard and doors leading to the four good size bedrooms, all of which are able to accommodate a double bed, and the superior family bathroom which has a white four piece suite incorporating both a panelled bath and a separate shower cubicle with a mixer shower over. The spacious front facing master bedroom has a bank of fitted wardrobes and the benefit of a superior en suite shower room having a white suite incorporating a double shower cubicle with a mixer shower over and a window providing natural light.

Outside to the rear, there is an enclosed southerly facing garden having a paved patio providing a pleasant seating and entertaining area leading to the lawn which has stone edging and provides a blank canvas to landscape as you wish. Gated access leads to the side drive. To the front there is a small garden laid to lawn with well stocked borders. A block paved driveway to the side of the property provides off road parking for several vehicles, leading to the garage which has an up and over door, power and light.

Agents note: We are advised there is a small annual charge of the maintenance of communal areas of approximately £165 per annum.

What3words: improvise.chiefs.diaries

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** LPG.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

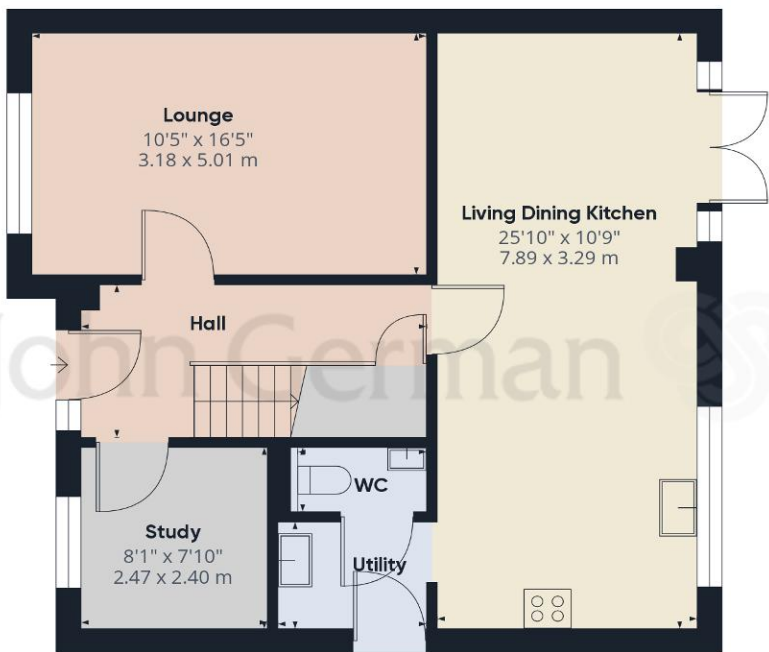
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

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

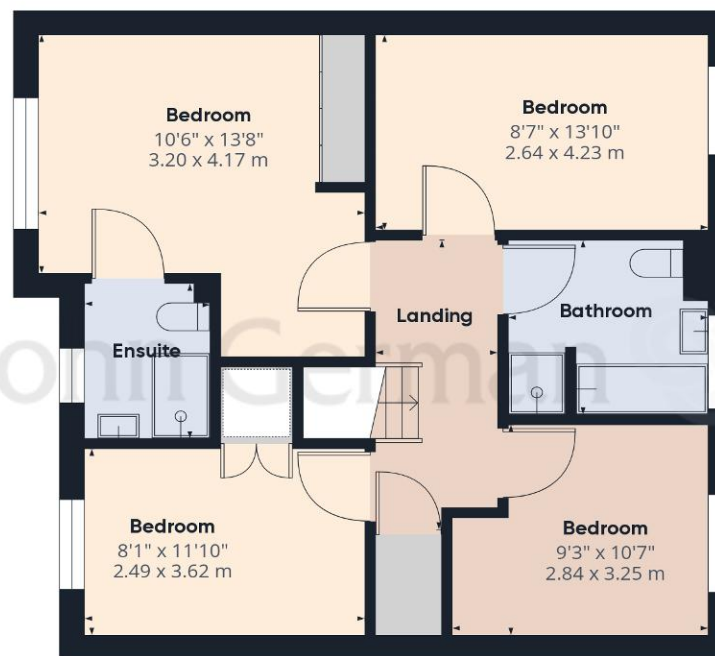
Our Ref: JGA/11102024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1526.54 ft²

141.82 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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