

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

John 
German





Bin @
No 1

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

£269,995



Beautifully presented and immaculately maintained modern semi-detached home appointed to a superior standard throughout. Occupying a pleasant position on the sought-after development in the highly sought-after regarded village.

Whether moving up or down the property ladder, or making your first home, internal inspection of this hugely impressive home is absolutely essential to appreciate its superior condition and standard including a fully integrated dining kitchen and fully tiled bathrooms, tasteful presentation, its good-sized southerly facing rear garden, and its private driveway leading to the detached garage. Built by Bellway Homes in 2019 on the popular Dove Manor development, with the remainder of the NHBC warranty.

Situated in the sought-after village of Doveridge and within walking distance to its wide range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall, tennis courts and bowling green plus the picturesque church. Numerous walks through surrounding countryside and the River Dove 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.

Accommodation - A canopy storm porch with a composite and part obscured double glazed door opens to the lovely hallway which provides a welcome introduction to the home, with a tiled floor and stairs rising to the first floor. Doors leading to the ground floor accommodation and the fitted guest cloakroom/WC with feature half tiled walls to two sides and the same tiled floor as the hall, plus a front facing window.

The generously sized lounge provides ample space for both soft seating and other furniture providing a perfect space for both relaxing and entertaining, with 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 contrasting base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the garden, a fitted LPG gas hob with an extractor hood over, built in double oven and integrated appliances including a dishwasher, washer/dryer and fridge/freezer. In the dining area there is a useful understairs cupboard and wide uPVC 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. The excellent front facing master bedroom has a bank of built-in wardrobes with automatic lighting, and a superior ensuite shower room which has a white three-piece suite incorporating a double cubicle with an electric shower over plus feature fully tiled walls. Completing the accommodation is the fully tiled family bathroom, having a white three piece incorporating a panelled bath with an electric shower and glazed screen above.

Outside - To the rear, the delightful southerly facing enclosed garden has a paved patio providing a pleasant seating and entertaining area, leading to the lawn having well stocked borders with brick edging, gated access to the driveway, and timber decking providing a further relaxation area, ideal for the evening sun.

To the front is a barked foregarden containing a large variety of shrubs and plants. A block paved private driveway extends to the side of the home providing parking for several cars, leading to the detached garage which has an up and over door, power and light.

W3W: bandstand.devours.hidden

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. There is a charge for the maintenance of the communal area on the development of approximately £350 per annum.

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).

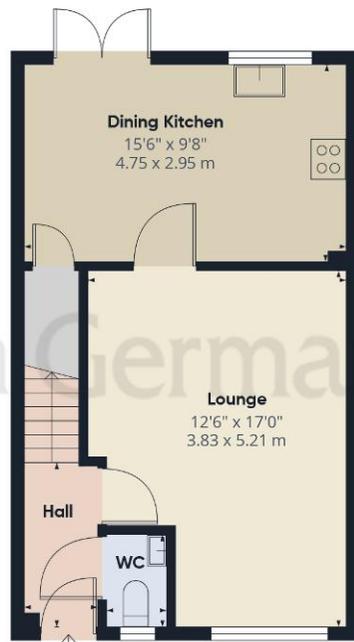
Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1022 ft²
95 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

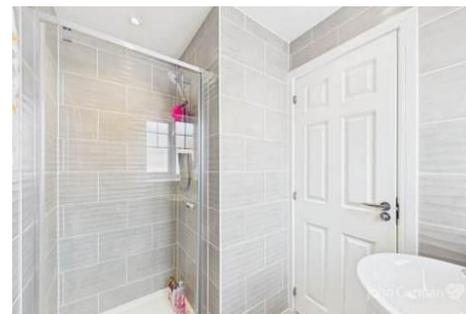
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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