

St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ



Immaculately presented and maintained modern semi-detached home occupying a pleasant plot with off road parking, situated in this highly regarded and sought-after village, within walking distance to its range of amenities.

£233,000



John German 

Built by renowned Bellway Homes in 2020 and beautifully cared for by one owner, internal inspection of this 'turn-key' home is essential whether you're searching for your first home, to downsize or for a buy-to-let investment. Tastefully presented and appointed, occupying a wide plot with a landscaped rear garden and driveway parking to the side for several cars.

Situated in this well respected and desirable village within walking distance to its wide range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall and playing field, 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 composite entrance door opens to the hall which has a feature tiled floor and doors to the ground floor accommodation, along with the fitted guest WC which has a white two-piece suite with complementary tiling and the same flooring as the hallway.

The well-proportioned lounge has a front facing window enjoying a pleasant outlook allowing natural light to flood in, with stairs rising the first floor and a useful understairs cupboard.

The fitted dining kitchen is positioned to the rear of the property overlooking the lovely landscaped garden, extending to the full width of the home. Having a range of contrasting Shaker style units with Corian work surfaces and an inset sink unit, fitted LPG hob with a stainless-steel extractor hood over and electric oven under, an integrated fridge/freezer and plumbing for both a washing machine and dishwasher. There is also a tiled floor and wide uPVC double glazed French doors and side panels with fitted blinds open to the garden.

To the first floor the landing has access to the loft and a built-in storage/airing cupboard. Doors lead to the two good sized bedrooms, both extending to the full width of the home and easily capable to accommodate a double bed. Finally, there is the fitted bathroom which has a white Roca suite with complementary tiling incorporating a panelled bath with both a mixer tap, shower attachment and an electric shower over, plus a fitted glazed screen.

Outside - To the rear an extended paved patio adjacent to the French doors in the dining kitchen, leads to the wide garden which is predominantly laid to lawn with gravelled edging and a further gravelled seating area at the bottom along with space for a shed and gated access to the driveway.

To the front there a planted foregarden with a dry-stone border and gravelled edging. A block paved driveway extends to the side of the property providing off road parking for several cars.

W3W: pilots.professes.carrots

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 small annual charge for the maintenance of the communal areas on the development.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG central heating

(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 B

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

Our Ref: JGA/18052026

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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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