

# St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

John   
German





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£260,000

Extremely well presented and appointed modern semi-detached home suitable for a variety of potential types of buyers, situated in the small sought-after development in the desirable village of Doveridge.

Ideal whether searching for your first home, moving up or down the property ladder, or for a buy-to-let investment. Viewing and consideration of this fabulous modern home is highly recommended to appreciate its room dimensions and layout, specification and the small enhancements made by the current owner, plus its lovely position enjoying a southerly facing rear garden. Built by Bellway Homes in 2019 with the remainder of the NHBC warranty, on the popular Dove Manor development.

Situated in the highly regarded 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 canopy storm porch with a composite entrance door, opens to the welcoming hallway which has a lovely tiled floor and stairs rising to the first floor, plus doors to the ground floor accommodation and the fitted guest cloakroom/wc which has a white two-piece suite and the same lovely flooring as the hall. The comfortably sized lounge has a front facing window providing ample natural light and a pleasant outlook, providing space to easily arrange your furniture to suit your needs. To the rear is the impressive dining kitchen which extends to the full width of the home, having a tiled floor and a useful understairs cupboard, and wide uPVC double glazed French doors overlooking the garden with direct access to the patio. There is a range of contrasting shaker style units with fitted worktops and an inset sink unit set under the window also overlooking the garden, a fitted induction hob with an extractor hood over, a built-in oven and integrated appliances including a washing machine and fridge/freezer.

Upstairs, the landing has a side facing window providing light and doors leading to three good size bedrooms, two of which can accommodate a double bed and furniture, and the fitted family bathroom which has a white suite with complimentary tiling. The spacious front facing master bedroom has a bank of built-in wardrobes and the benefit of a fitted ensuite shower room, with a white suite incorporating a cubicle with a replacement electric power shower over.

Outside, to the rear, the southerly facing enclosed garden has a paved patio adjacent to the property ideal for seating and entertaining, leading to the lawn which has well stocked borders with timber raised edging, containing a variety of shrubs and plants. At the bottom of the garden there is an additional paved seating area, a paved storage area behind the garage, and gated access to the driveway. To the front is small, barked garden containing a variety of shrubs. A block paved driveway extends to the side of the home providing parking for several cars, leading to the garage with has an up & over door and power.

**What3words:** ///direction.joggers.finishes

**Agents note:** There is a small charge of approx. £300 pa for the maintenance of the communal areas on the development.

**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 Central Heating system (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01042026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1009 ft<sup>2</sup>

93.9 m<sup>2</sup>

(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.

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..

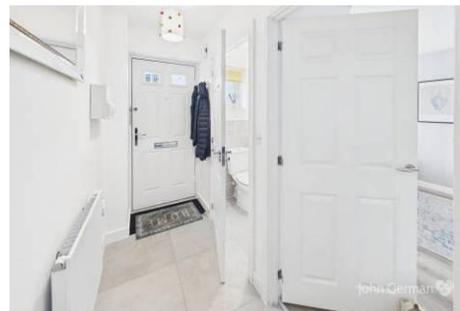
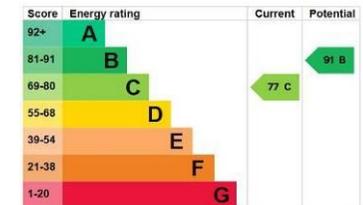
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### 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.

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