

# 37 Halfway Cottages

Sudbury, Ashbourne, DE6 5HX



Charming end terraced property surrounded by countryside but within easy reach of many of the areas most popular towns and villages on the edge of the Derbyshire and Staffordshire border. Full of character, the property is a must view for cottage lovers.

£220,000



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Entrance to the property is via a small porch which leads into the front living room with original quarry tiles, ceiling beams, window to the front, built-in storage cupboard and a feature fireplace with an inset log burning stove.

The inner lobby has stairs rising to the first floor, understairs storage and doors leading to the ground floor bathroom and into a good sized kitchen that has a quarry tiled floor and is fitted with a range of matching base and eye level units, a stainless steel sink, work surfaces, space for appliances plus an entrance door to rear elevation.

The bathroom is fitted with a panelled bath with mixer shower over, pedestal washbasin, low flush WC, window to the side elevation, chrome heated towel rail, wall tiling and beams to ceiling.

The first floor landing has doors leading off to the bedrooms and a window to the side. Bedroom one is a good-sized double room with far reaching countryside views to the front and a feature cast iron fireplace.

Bedroom two is also a double room, this time with views over the rear garden and countryside beyond.

Bedroom three has a window overlooking fields to the side and a built-in airing cupboard housing the hot water cylinder.

Outside, gated access to the front opens into a lawned garden with herbaceous borders, a pathway leading to the front door and gated access to the side. The rear garden is mainly gravelled with a paved patio area, timber fence, hedge boundaries and a range of outbuildings for storage.

About the area: Situated on the rural outskirts of the popular village of Doveridge and in easy commutable distance to the surrounding towns of Uttoxeter, Ashbourne and Burton upon Trent, plus the cathedral city of Lichfield. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**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:** Traditional

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:**

**Heating:** Electric

(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/>

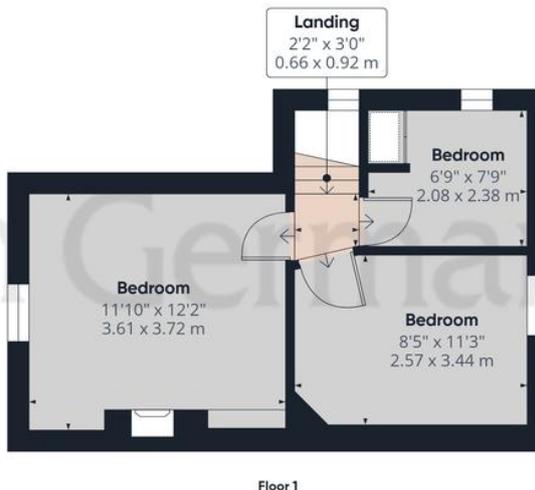
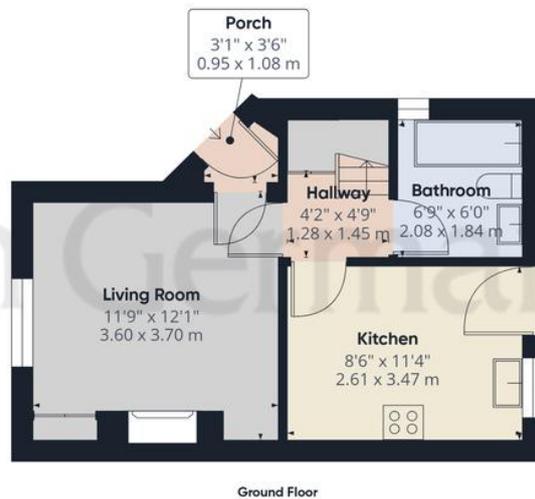
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band A

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

**Our Ref:** JGA1/11112025

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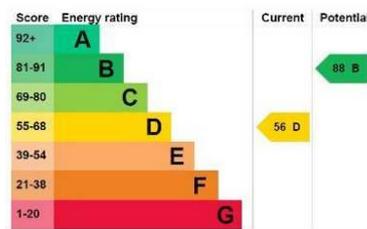
Approximate total area<sup>(1)</sup>  
603 ft<sup>2</sup>  
56 m<sup>2</sup>

(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.

GIRAFFE360





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#### Agents' Notes

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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