

2 Halfway Cottages

Sudbury, Ashbourne, DE6 5HX



Attractive traditional mid-terrace cottage, retaining a wealth of character and charm, situated in a convenient location for surrounding towns and road networks.

£190,000



John German 

For sale with no upward chain involved, viewing of this refreshed traditional home is highly recommended, whether looking to make your first step onto the property ladder, downsizing, or searching for a lock-and-leave bolthole. 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.

An enclosed porch with a red quarry tiled floor, which flows through the majority of the ground floor accommodation, has a door leading to the pleasant living room, having a focal log burner with a feature mosaic tiled surrounded, and a front facing window. Doors lead to the stairs for the first floor and the inner hallway.

Also having the same quarry tiled floor, the inner hall has a useful understairs cupboard and doors to the remaining ground floor accommodation. Positioned to the front of the home is the cosy sitting room, having a beamed ceiling, focal fireplace and a small cupboard in the chimney breast recess. The fitted dining kitchen extends to the width of the cottage, having a range of base and eye level units with work surfaces, inset sink unit set below the rear facing window, space for an electric cooker, plumbing for a washing machine and dishwasher, plus additional appliance space. Further natural light is provided by two sky lights and wide French doors opening to the enclosed garden.

Completing the ground floor space is the fitted bathroom which has a modern white suite incorporating a panelled bath with a mixer tap and shower attachment, plus a glazed screen above, and complimentary tiled splashbacks.

To the first floor, the landing has doors leading to the three bedrooms, with the room to the rear enjoying a far-reaching outlook and a walk-in airing cupboard housing the hot water cylinder. The front facing master has the benefit of an en suite bathroom, having a white suite with complimentary tiled splashbacks.

Outside to the rear, there is a low maintenance enclosed garden with two useful brick-built outhouses, and a gate providing pedestrian access across a neighbouring property leading to the front. To the front there is an enclosed garden laid to lawn with well stocked borders and a paved seating area.

What3 words: ///cured.firewall.yours

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: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank with adjoining properties

Heating: Electric heating including a Dimplex heater
(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 B

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

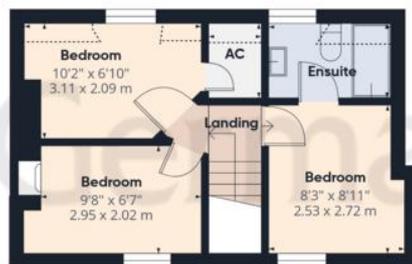
Our Ref: JGA/22082025

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

654 ft²

60.8 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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