



£230,000

2 Bedroom Semi-Detached House for sale
20 ST. Cuthberts Road, Doveridge, Ashbourne





Overview

2 Bed Semi-detached home in sought after village location



Key Features

- No Onward Chain
- Sought After Village Location
- Well Maintained Home Presetned in Turn-key condition
- Generous Rear Garden
- Two Double Bedrooms
- Close to Excellent Commuter Links
- Balance Remaining of NHBC (5 Years)
- Driveway for Off-Road Parking





The village of Doveridge is a highly regarded and popular village with a range of amenities including the village club and village hall that run several community events, primary school, The Cavendish Arms public house, sports club, tennis courts, bowling green and the picturesque church. Several countryside walks through the surrounding area are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent. The village is also handy for JCB and there's a bus service serving Sudbury, Hatton, Tutbury and Burton .

Entrance to the property is via an entrance lobby with a door leading off to the ground floor living accommodation as well as to the guest cloaks/WC. The cloakroom is fitted with a concealed cistern WC and a pedestal wash basin, ceramic tiled splashbacks, tiled floor and central heating radiator.

The lounge sits to the front of the property with a uPVC double glazed picture window overlooking the front elevation, central heating radiator, vinyl floor covering, stairs leading off to the first floor complete with integrated storage beneath and internal door to the kitchen.



The spacious dining kitchen has uPVC double glazed French doors with matching side panels providing access and lovely views over the generously sized rear garden, fitted with a comprehensive range of sleek timeless Shaker style base and eye level units with under unit lighting, Corian worksurfaces with matching upstands, inset one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, built-in oven and four ring gas hob with extractor hood over, ceramic tiled floor, plenty of dining space and a central heating radiator.

On the first floor the landing gives access to two double bedrooms, fully carpeted with central heating radiators and uPVC double glazed windows to the front and rear respectively.

The bathroom is fitted with a full three-piece suite comprising concealed cistern WC, pedestal washbasin and a panelled bath with shower over, extensive tiling, tiled floor and radiator. Adjacent to the bathroom is a convenient storage space for towels/linen etc

Situated to the front of the property is a driveway providing ample off-road parking and having secured gated access leading to the rear of the property. Here can be found a generous lawned garden with fence boundaries and a paved seating area.

We are advised that there is a service charge attached to this property for the upkeep of communal areas, this currently stands at £308 pa.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: connected to mains drainage

Heating: LPG Gas from communal holding tanks

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C

Council Tax rating: B

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Lounge

15' 8" x 9' 2" (4.80m x 2.80m)

Kitchen Diner

13' 3" x 8' 10" (4.05m x 2.70m)

Bedroom 1

13' 3" x 8' 10" (4.05m x 2.70m)

Bedroom 2

13' 3" x 7' 10" (4.05m x 2.40m)

Floorplans

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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01889 221348 (24/7)
uttoxeter@ewemove.com

