



## 19 St. Cuthberts Road Doveridge, Ashbourne, DE6 5PJ

Attractive three bedroom family home offering bright, spacious and well maintained accommodation throughout, benefitting from private rear gardens, driveway parking and a single garage. The property is tastefully presented and ideal for modern family living.

The ground floor accommodation comprises an entrance hall, cloakroom/WC, living room and a well-appointed kitchen dining room. To the first floor are three bedrooms, including a principal bedroom with en suite facilities. Externally, the property enjoys a fully enclosed rear garden along with driveway parking and a single garage.

Situated towards the edge of this highly desirable village, yet within walking distance of a range of local amenities including the first school, The Cavendish Arms public house, active village hall, sports club, tennis courts, bowling green and picturesque church. There are also several countryside walks close by. The towns of Uttoxeter and Ashbourne are within easy commuting distance, while the nearby A50 dual carriageway provides excellent links to the M1 and M6 motorways and the cities of Derby and Stoke-on-Trent.

£245,000

# 19 St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ



Hall

Lounge

Cloakroom/W.C.

Kitchen/Diner

Landing

Bedroom One

En-suite

Bedroom Two

Bedroom Three

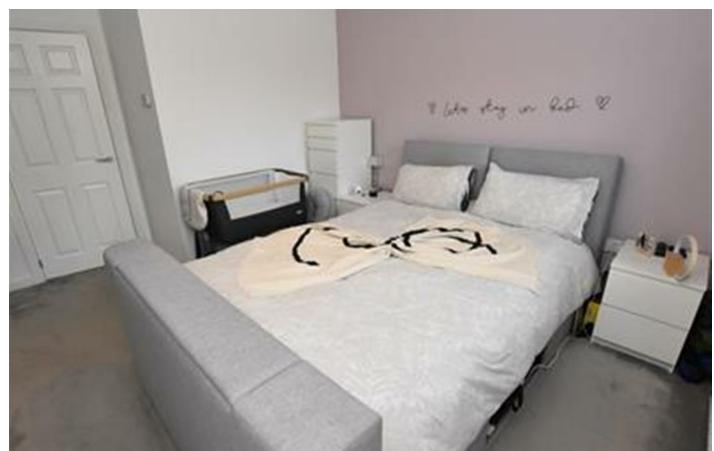
Bathroom

Rear Garden

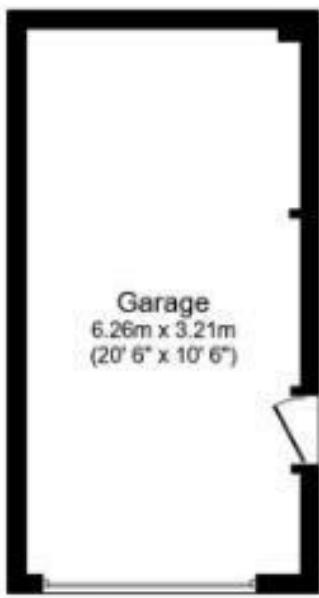
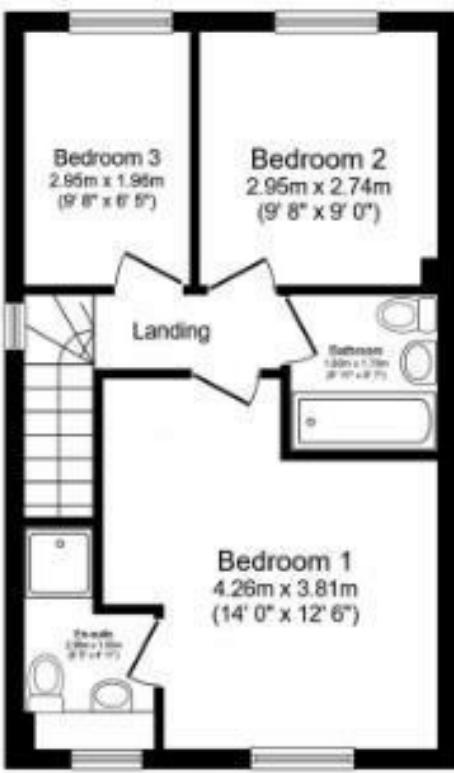
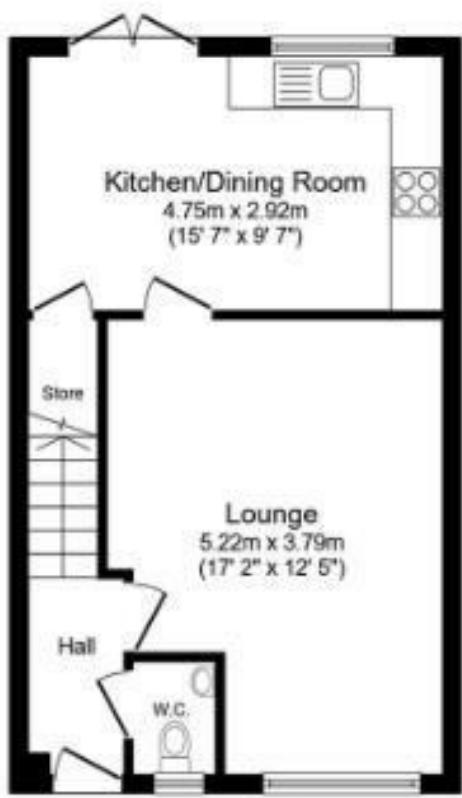
Garage



Directions



## Floor Plan



**Ground Floor**

Floor area 39.1 sq.m. (421 sq.ft.)

**First Floor**

Floor area 39.1 sq.m. (421 sq.ft.)

**Garage**

Floor area 19.7 sq.m. (212 sq.ft.)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	