



An attractive detached family home situated within a lovely cul-de-sac within the village of Doveridge.

£425,000



John German

This beautifully appointed four bedroom detached family home is situated within a lovely cul-de-sac within the highly popular village of Doveridge, providing easy commutable access to the surrounding towns of Uttoxeter and Ashbourne plus the nearby A50 dual carriageway links the M1 and M6 motorways and the cities of Derby and Stoke on Trent. Within walking distance of the home are the village amenities which include the First School, The Cavendish public house, village hall, sports club and the beautiful church. Also, on the doorstep are walks through the surrounding countryside.

**Accommodation** - A storm porch with an entrance door leads to the impressive and welcoming hallway where carpeted stairs rise to the first floor landing with useful understairs storage beneath and doors off opening to the ground floor accommodation and the downstairs WC.

The spacious living room extends to the full depth of the property having a focal fireplace and front facing window plus sliding patio doors opening to the rear garden.

The heart of the home is the impressive and recently re-fitted open plan Kitchen/Diner fitted with a modern range of matching wall and base units with gold fittings, space for a range style cooker and a selection of integrated kitchen appliances, there are windows to the front and rear aspects and spotlights to the ceiling. Completing the ground floor is the utility room with access out to the rear garden.

To the first floor the lovely landing has a built-in airing cupboard and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and the decent sized fourth bedroom having built-in wardrobes.

The master bedroom has a range of built-in wardrobes and the benefit of recently re-fitted luxury en-suite shower room with the added benefit of electric underfloor heating, shower cubicle with rainfall shower low level WC, feature bathroom mirror, wash hand basin, gold towel rail and spotlights to the ceiling.

The family bathroom has also been recently re-fitted to a high standard, with a

white suite with matt black fittings comprising of free standing bath with recessed shelf, sink with storage unit below, low level WC, matt black heated towel rail, there are spotlights to the ceiling and an obscured uPVC double glazed window to the rear aspect.

Outside, the south westerly facing rear garden has a wide slabbed patio provides a pleasant entertaining area leading to the good-sized garden which is mainly laid to lawn with well stocked borders, and gated access to the front. To the front of the property is a wide tarmac driveway providing ample off-road parking for several vehicles leading to the attached garage that has an up and over door, loft space above, power and a personal door to the garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA09102023

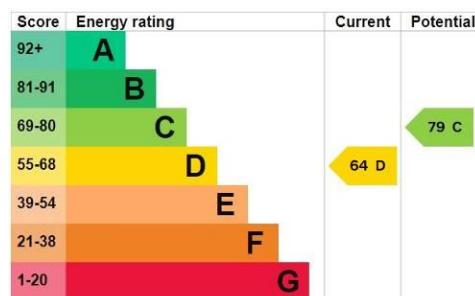
**Local Authority:** Derbyshire Dales / **Tax Band:** E

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