





Presenting a splendid four-bedroom detached family residence, ideally positioned on a secluded plot in the sought-after David Wilson development.

This modern home features two reception rooms, an impressive kitchen-diner, and four generously sized double bedrooms and garage. Viewing is highly recommended and strictly by appointment only.

Nestled within the desirable village of Doveridge the property is within walking distance to all the village amenities. The village boasts its own primary school, a village shop/post office, and a pub restaurant, along with excellent access to the A50, connecting to the M1 and M6. Additionally, the market towns of Uttoxeter and Ashbourne are easily accessible, with Uttoxeter offering quality schools, a local railway station, and various sports and leisure facilities.



## Hallway

With stairs rising to the first floor, built in double storage cupboard with hanging rails and shelving, doors leading off to, central heating radiator and a thermostat for the central heating.

## Kitchen/Diner

With a double glazed bay fronted window to the front elevation central heating radiator, double glazed UPVC French doors leading out onto the patio, a selection of matching wall and base units with a straight edge preparation work-surface, having gas hob with over hob extractor, a one and a half bowl stainless steel sink with mixer tap and drainer, integrated dishwasher and fridge freezer, eye level oven and grill and a door leading through to the utility room.

## Utility Room

With central heating radiator, space for washing machine or tumble dryer, a door leading out onto the rear patio.

## Lounge

With a dual aspect having double glazed UPVC window to the side elevation and rear elevation, double glazed UPVC French doors leading out onto the patio, two central heating radiators.

## Study

With double glazed UPVC windows to the front elevation central heating radiator.

## WC/Cloaks

With low-level WC, central heating radiator, a pedestal wash hand basin with mixer tap and a double glaze UPVC window to the side elevation.



## Landing

With central heating radiator loft hatch and doors leading off to:

## Bedroom One

With a dual aspect, having two double glazed UPVC window facing at the side and rear elevation, built-in bespoke wardrobes, central heating radiator and a wall thermostat with door leading through to the en-suite shower room.







### En-suite

Having a three-piece suite comprising of low-level WC, pedestal wash hand basin with mixer tap, a double enclosure shower with sliding glass door, tiled splash backs double glazed UPVC window with opaque glass to the rear elevation, heated ladder towel rail and electric extractor fan.

### Bedroom Two

With a dual aspect having a double glazed UPVC window to the front and side elevations, built in storage cupboard and central heating radiator.

### Bedroom Three

With a double glazed UPVC windows to the front elevation and central heating radiator.

### Bedroom Four

With a double glazed UPVC windows to the rear elevation and central heating radiator.

### Family Bathroom

Having a four piece suite with a single enclosure shower with a shower over, a panelled bath with mixer tap, tiled walls, a pedestal wash hand basin with mixer tap, low-level WC, heated ladder towel rail, a double glaze UPVC windows to the front elevation with opaque glass and a electric extractor fan.



### Outside

The front exterior of the property boasts a beautifully landscaped fore garden with abundant greenery, centered around a pathway leading to the front entrance. A canopy storm porch enhances the appeal of the entrance door. Positioned on the side, a single garage accompanies a tarmac driveway, offering ample parking space. The rear garden is designed for leisure, featuring a paved patio perfect for entertaining. The majority of the remaining space is dedicated to a well-maintained lawn, enclosed by a boundary brick wall that ensures a high level of privacy.

### Measurements

#### Ground Floor

- Kitchen / Breakfast - 4255mm x 4725mm (13'11" x 15'6")
- Lounge - 5637mm x 3727mm (18'5" x 12'2")
- Dining - 4100mm x 2943mm (13'5" x 9'7")
- Study - 2772mm x 2826mm (9'1" x 9'3")
- Utility - 1975mm x 1624mm (6'5" x 5'3")
- Wc - 1942mm x 961mm (6'4" x 3'1")

#### 1st Floor

- Bedroom 1 (double) - 5321mm x 3727mm (17'5" x 12'2")
- Ensuite 1 - 1715mm x 2085mm (5'7" x 6'10")
- Bedroom 2 (double) - 4443mm x 2833mm (14'6" x 9'3")
- Bedroom 3 (double) - 3500mm x 3285mm (11'5" x 10'9")
- Bedroom 4 (double) - 4070mm x 2716mm (13'4" x 8'10")
- Bathroom - 2698mm x 2010mm (8'10" x 6'7")



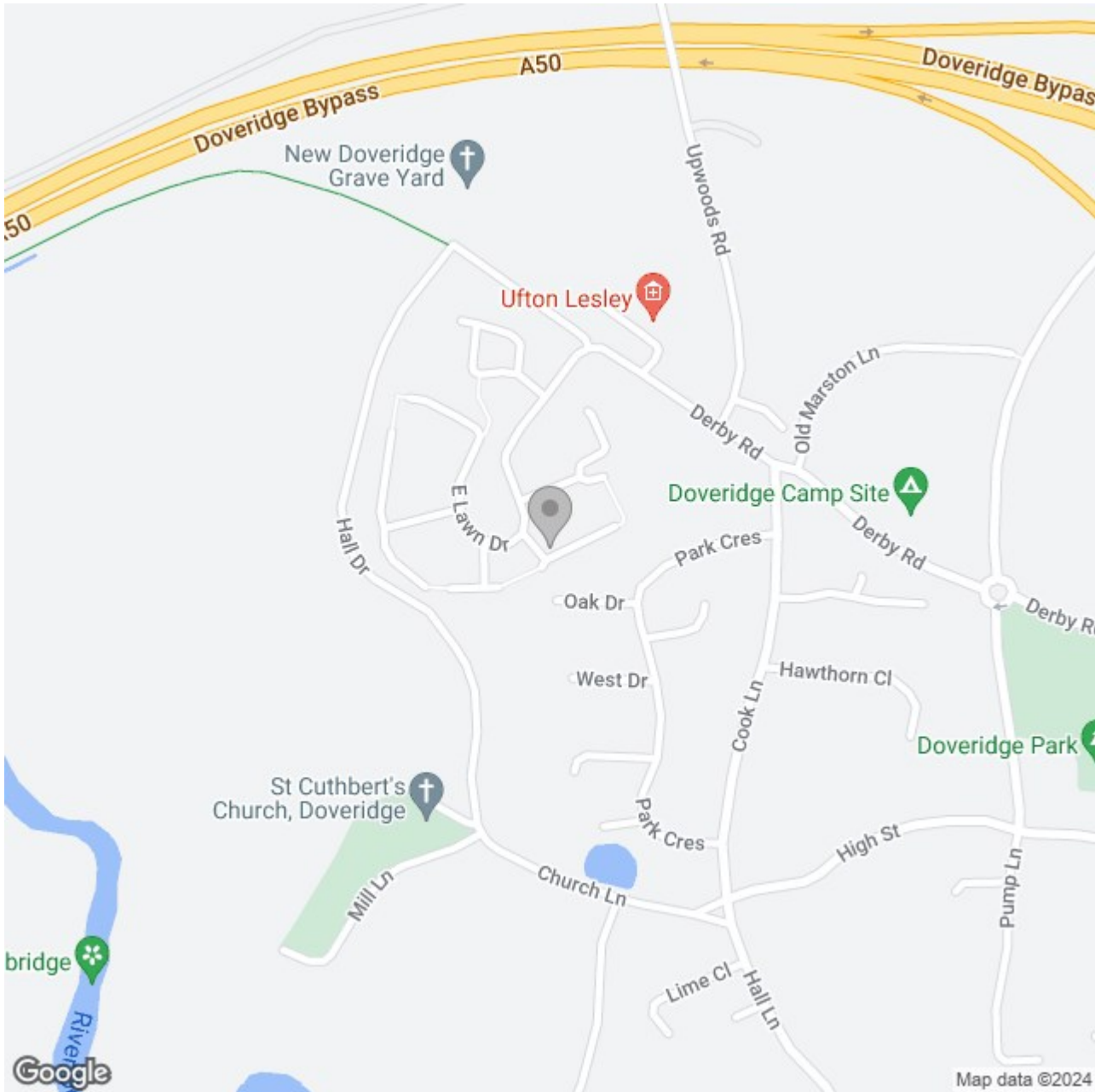












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	