





**\*\* FOUR BEDROOM HOME SET OVER TWO FLOORS \*\*  
FULL RENOVATION THROUGHOUT \*\* FULL WIDTH  
EXTENSION TO REAR \*\* GARAGE \*\***

This extensively refurbished and renovated detached home has been thoughtfully updated throughout, including the addition of a full-width single-storey extension to the rear and a converted loft, enhancing the living space. The ground floor features an entrance hallway, two generously sized double bedrooms, and a beautifully extended open-plan living/dining kitchen. A bespoke four-piece family bathroom completes this level. Upstairs, there are two additional bedrooms and a well-appointed shower room.

Externally, the property offers a gravelled off-road parking area at the front, with a driveway leading to a detached garage. The rear gardens are primarily laid to lawn with a paved area, providing a perfect outdoor space. The home is fitted with fully refitted double glazing and benefits from oil-fired central heating.

Viewings are strictly by appointment only.

The popular village of Doveridge has its own primary school, playing fields and public house. There is excellent access to the A50 with its M1 and M6 links. The market towns of Uttoxeter and Ashbourne are also within easy reach, with both towns having good schools. Located in nearby Uttoxeter is a local railway station, sports and leisure facilities.



## HALLWAY

With a composite front entry door and double glazed Apex to feature vaulted ceiling, having herringbone Karndean flooring throughout, smoke alarm, central heating radiator, oak glass panelled staircase rising to the first floor landing with a double glazed UPVC velux window to ceiling, telephone point, internal doors lead to:

## OPEN PLAN LIVING/DINING KITCHEN

With herringbone Karndean flooring throughout, the bespoke extended kitchen features a range of matching base and eye level storage cupboards and drawers with breakfast bar. Integrated appliances includes a 1 1/2 composite sink and drainer with mixer tap, four ring induction hob, stainless steel extractor hood, oven/grill, space for further freestanding white goods, spotlighting to ceiling, TV aerial point and central heating radiator. The open plan living/dining kitchen has been extended to the rear elevation to create a spacious living/dining area with a UPVC double glazed glass lantern to ceiling and UPVC double glazed window to rear with bi-folding double glazed doors leading to garden, herringbone Karndean flooring throughout, central heating radiator, TV aerial point and spotlighting to ceiling.

## BEDROOM ONE

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

## BEDROOM TWO

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



## BATHROOM

With UPVC double glazed windows to the side elevation, featuring a four piece family bathroom suite comprising of His and Her sink units with base storage cupboards and mixer taps with tiled splashback, low level WC, freestanding bath unit with mixer tap and showerhead attachment, double shower cubicle with complementary tiling to wall coverings, waterfall showerhead, central heating radiator, tiled flooring throughout, spotlight to ceiling and extractor fan.







### UTILITY

With a UPVC double glazed side entry door, base level storage cupboards, with wood block effect drop edge preparation work surfaces and stainless steel sink and drainer with mixer tap, plumbing for freestanding undercounter white goods, consumer unit, utilities cupboard, central heating radiator and spotlighting to ceiling.

### LANDING

With smoke alarm, internal doors lead to:

### BEDROOM THREE

With a UPVC double glazed window to the side elevation, central heating radiator, TV aerial point and built in eaves storage.

### BEDROOM FOUR

With a UPVC double glazed frosted glass window to the side elevation, two double glazed velux windows to ceiling and central heating radiator.



### SHOWER ROOM

Featuring a three-piece shower and suite comprising of low-level WC, wash hand basin with mixer tap and tiled splashback, double shower cubicle with electric shower over and complementary tiling to wall coverings, extractor fan and spot lighting to ceilings.

### OUTSIDE

To the frontage are mature gardens and shrubs with boundary wall. The side elevation provides ample off road parking leading up to the detached garage.

The rear garden is low maintenance, with a large paved patio and mature shrubs circulating the perimeter. Externally, there is an oil tank and wrought iron gated entry leading to the parking. The garage has a window to the side elevation, up and over door to front and a side entry door.

### GARAGE

With an up and over door to the front elevation, glazed window to side with side access door leading into.







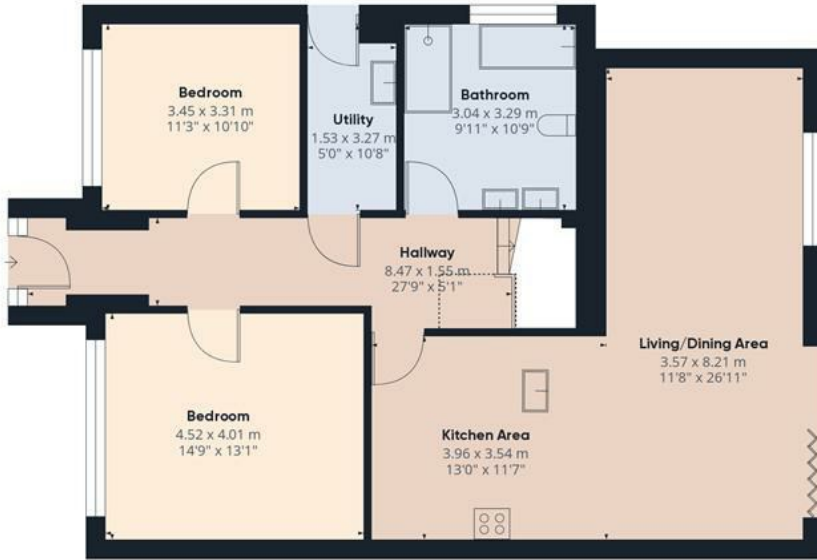




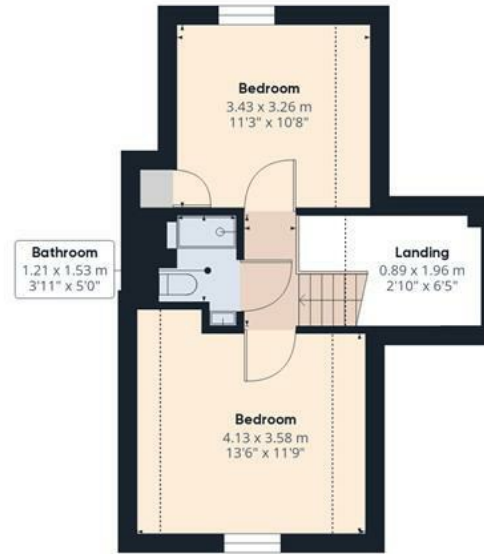


 **ABODE**  
SALES & LETTINGS

 **ABODE**  
SALES & LETTINGS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

153.99 m<sup>2</sup>  
1657.53 ft<sup>2</sup>

**Reduced headroom**

11.54 m<sup>2</sup>  
124.22 ft<sup>2</sup>

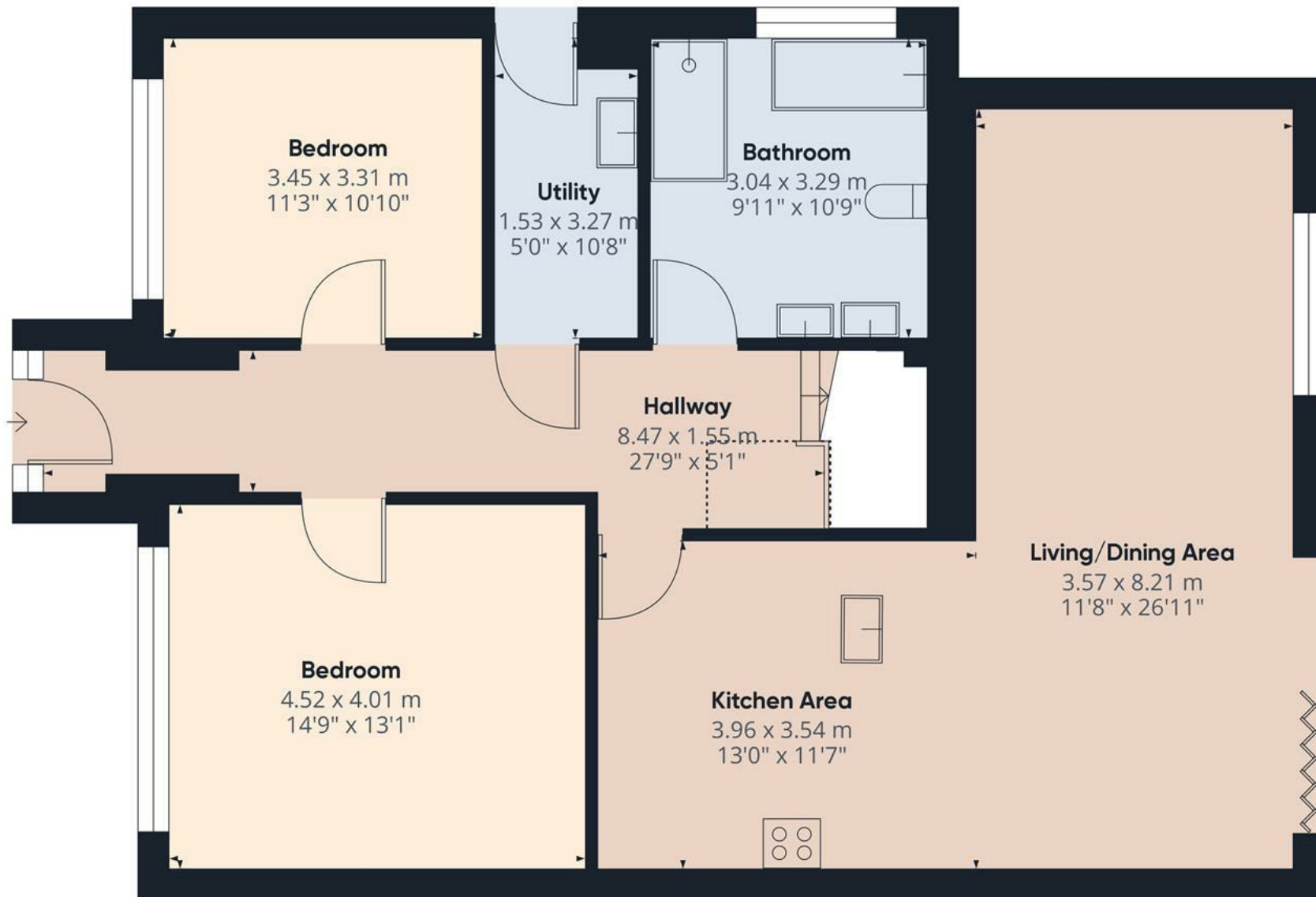
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Approximate total area<sup>(1)</sup>**

103.13 m<sup>2</sup>  
1110.08 ft<sup>2</sup>

**Reduced headroom**

1.18 m<sup>2</sup>  
12.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

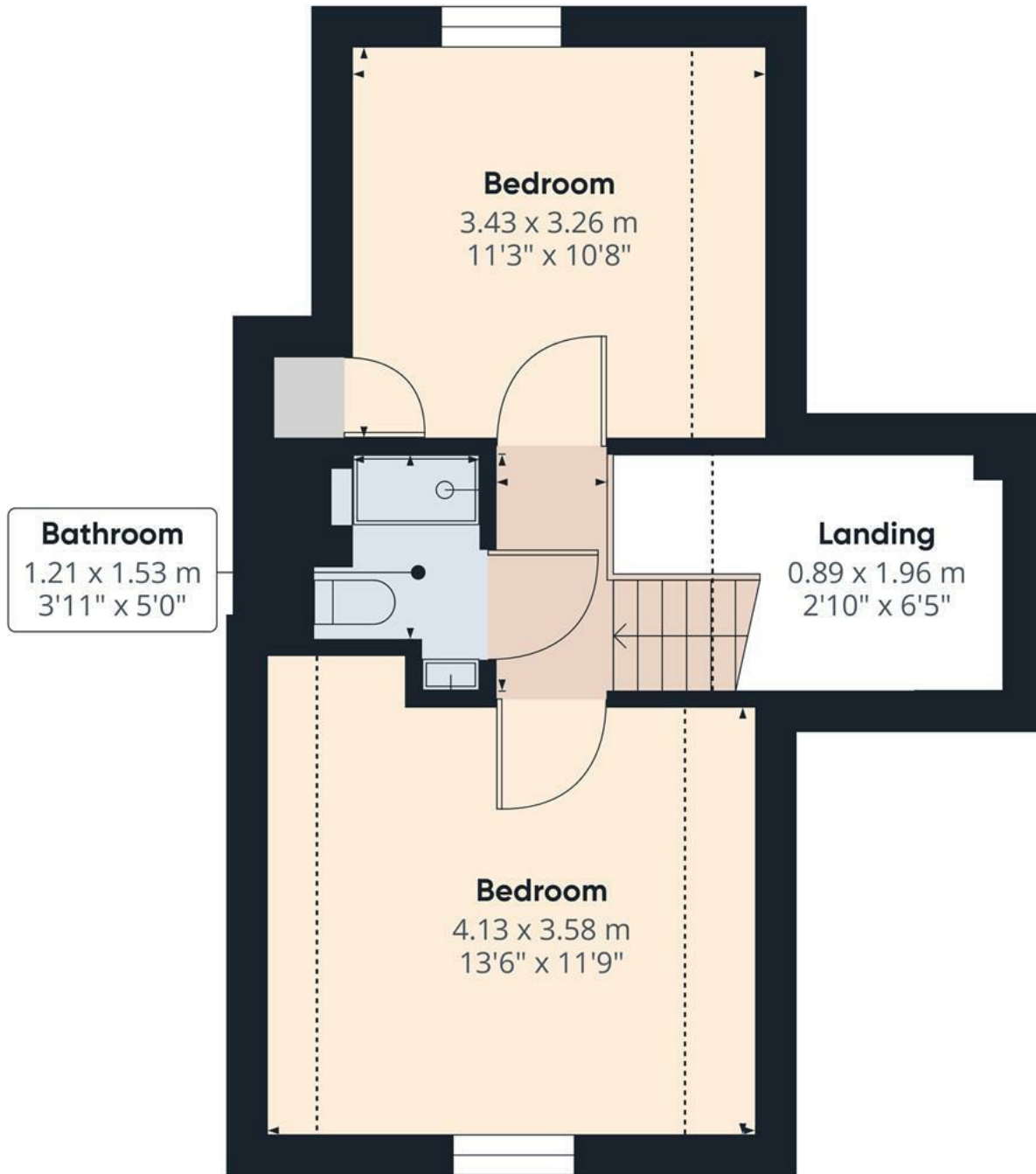
Reduced headroom

..... Below 1.5 m/5 ft

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

30.89 m<sup>2</sup>

332.5 ft<sup>2</sup>

**Reduced headroom**

10.36 m<sup>2</sup>

111.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

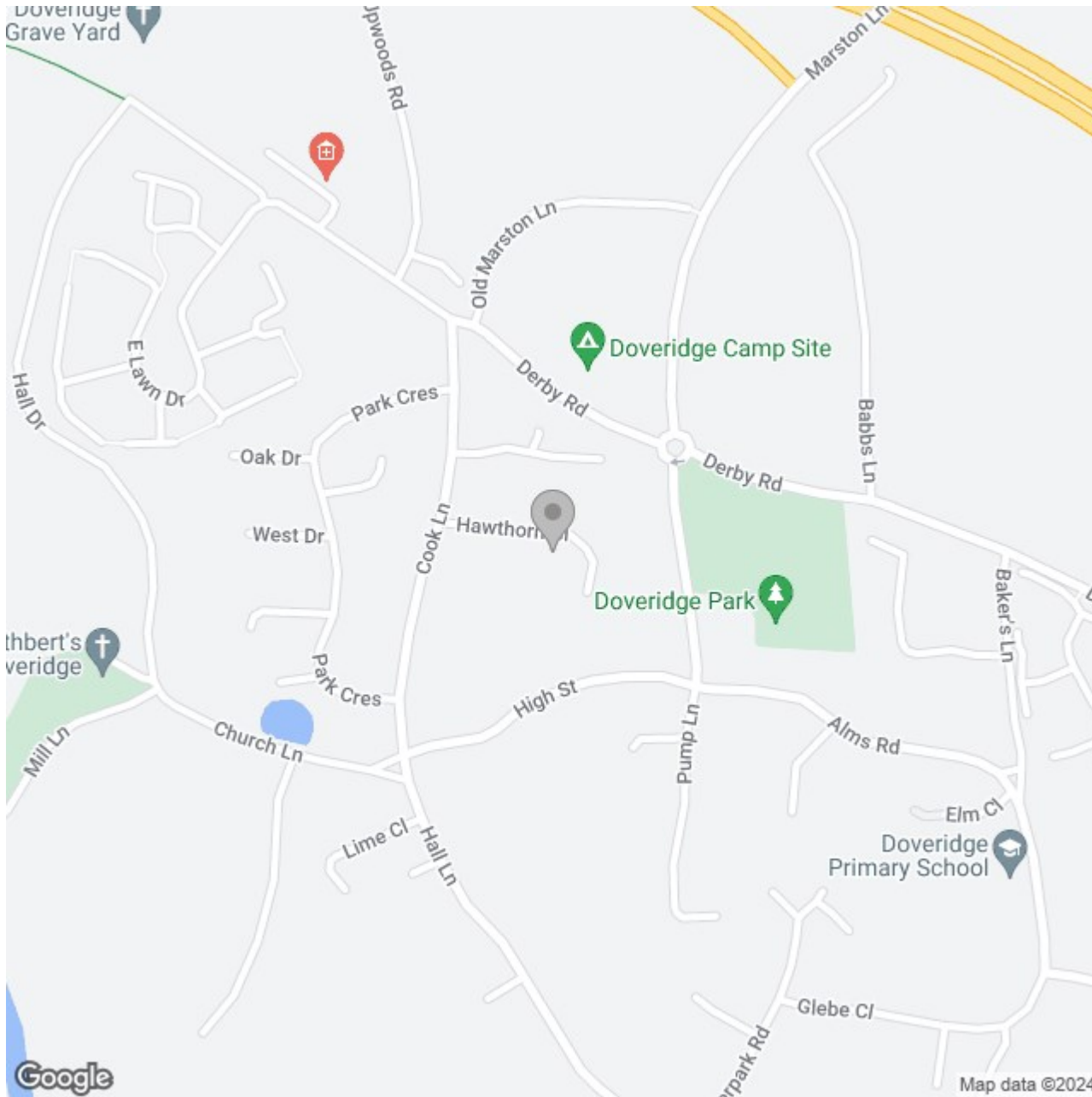
Reduced headroom

..... Below 1.5 m/5 ft

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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	