







FOUR BEDROOMS | SOUTH FACING GARDEN |  
INTEGRAL GARAGE | NO CHAIN

A well-presented four-bedroom detached home situated in the sought-after village of Doveridge. This property benefits from uPVC double glazing and oil central heating throughout.

The accommodation briefly comprises: entrance porch, hallway, spacious living room, dining room, kitchen, cloakroom/WC, and a conservatory to the rear. Upstairs offers four bedrooms, including an en-suite to the master, along with a separate family bathroom.

Externally, the property offers a resurfaced tarmac driveway providing double width off-road parking to the front, leading to a single integral garage. The south facing rear garden is mainly patio and laid to lawn and enclosed with timber fencing for privacy.

Ideally located with easy access to the A50 and major road networks including the M1 and M6. Doveridge village itself offers a range of amenities including a primary school and a traditional pub restaurant. Nearby market towns such as Uttoxeter and Ashbourne provide further amenities, including highly regarded schools, a railway station, and leisure facilities.

Viewings are strictly by appointment only. Please contact ABODE on 01889 567777 to arrange.



### Porch

With a frosted double-glazed window to the side elevation, tiled flooring throughout, and an internal door leading to:

### Hallway

Featuring a staircase rising to the first floor landing, central heating radiator, smoke alarm, and an internal oak glass panel door leading to:

### Lounge

A spacious reception room with a UPVC double-glazed window to the front elevation, central heating radiator, and a focal point cast-iron log-burning fireplace with exposed brick backing, stone surround, and mantle. Additional features include a TV aerial point and internal double doors leading to:

### Dining Room

With engineered oak flooring throughout, central heating radiator, and internal glass panel double doors opening into:

### Conservatory

Bright and airy, with double-glazed windows to the rear and side elevations and a set of French double doors leading out to the patio and rear garden.











## Kitchen

Well-appointed with two UPVC double-glazed windows to the rear elevation and a range of matching base and eye-level storage cupboards and drawers. Roll top preparation work surfaces and complementary tiling surround the space. Integrated appliances include a four-ring electric hob, stainless steel extractor hood, oven and grill, and a one-and-a-half stainless steel sink with drainer and mixer tap. The kitchen also offers undercounter plumbing and space for further freestanding white goods, ceiling spot lighting, a central heating radiator, and internal doors leading to:

## W.C.

With tiled flooring throughout, low-level WC, floating wash hand basin, and a UPVC double-glazed frosted window to the rear elevation.

## Garage

Accessed via an up-and-over door to the front elevation and also from an internal door from the kitchen, with eye-level storage cupboards and an electrical consumer unit.

## Landing

Providing access into the attic space via a loft hatch, with a light tunnel, built-in storage cupboard with eye-level shelving, and internal doors to all first floor rooms.

## Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, loft hatch access, built-in storage cupboard with shelving, and internal door leading to:

## En-suite

Modern shower room with a UPVC double-glazed frosted window to the rear elevation. The suite comprises a low-level WC, wash hand basin with mixer tap, and a base-level double shower cubicle with complementary tiled walls. Finished with a vertically mounted central heating radiator, spot lighting to the ceiling, and extractor fan.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with electric shower over and glass screen. Complementary tiling to wall coverings, a central heating radiator, and a UPVC double-glazed frosted window to the rear elevation complete the space.



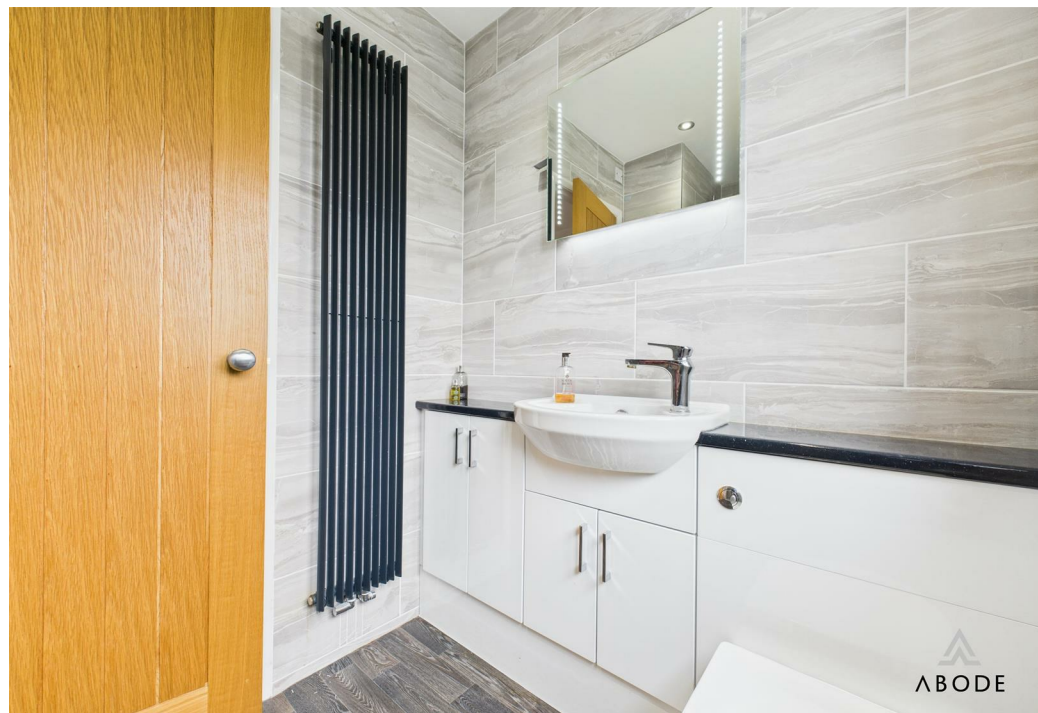













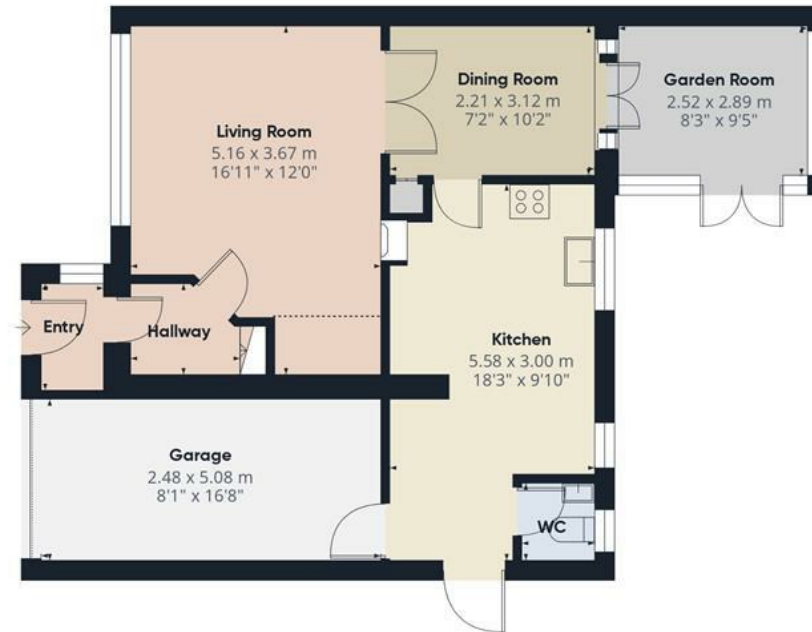




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(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 	





Floor 0



Floor 1

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

113.7 m<sup>2</sup>

1222 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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