



**Ashlea Chapel Green, Doveridge, DE6 5JY**  
**£465,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

### ENTRANCE PORCH

Double glazed doors to entrance hall

Within the village of Doveridge there is a private nursery and village primary school. The independent schools of Abbotsholme and Denstone College situated nearby and easily accessed. A bus stop can be found on nearby Derby Road, with access to Uttoxeter, Burton-on-Trent and surrounding villages. There is also a train station located in nearby Uttoxeter, just 3 miles away. Commuters to London can easily access direct trains to London from Lichfield Trent Valley, Derby or East Midlands Parkway.

### ENTRANCE HALL

Doors to cloakroom, study and inner lobby, door to rear gardens, lvt flooring

### STUDY 8'6" x 7'2" (2.6 x 2.2)

Double glazed window to front aspect, lvt flooring

### CLOAKROOM WC

Low level wc, wash hand basin, tiled flooring, double glazed window

### INNER LOBBY

Stairs to first floor, doors to kitchen area and sitting room, storage cupboards

### KITCHEN DINING ROOM 23'11" x 10'5" (7.3 x 3.2 )

Double glazed doors and windows to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, dining area, tiled flooring

### SITTING ROOM 16'8" x 16'0" (5.1 x 4.9)

Double glazed bay and feature windows to garden area, doors to gardens, carpet flooring, feature fireplace, exposed ceiling beams

### FIRST FLOOR LANDING

Loft access, carpet flooring

### MAIN BEDROOM 14'5" x 11'1" (4.4 x 3.4)

Double glazed windows to front and rear access, carpet flooring, fitted wardrobes, door to en suite

### EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

### BEDROOM 11'5" x 10'2" (3.5 x 3.1)

Double glazed window, carpet flooring, fitted wardrobes

### BEDROOM 11'5" x 9'10" (3.5 x 3.0)

Double glazed window, carpet flooring, fitted wardrobes

### BEDROOM 13'1" x 8'10" (4.0 x 2.7)

Double glazed window, carpet flooring

### FAMILY BATHROOM

Matching bathroom suite with double glazed window, tiled surrounds

### OUTSIDE

Extensive rear gardens to all aspects, mature shrub, flower and tree borders

### DETACHED DOUBLE GARAGE

Twin up and over doors, power and light, driveway parking for several vehicles

