ABODE
SALES & LETTINGS

Babbs Lane, Doveridge, Derbyshire, DE6 5JT

**£450,000**



https://www.abodemidlands.co.uk







This charming period home dates back to the late 1800s, offering a wonderful blend of character features and modern convenience. Nestled in a peaceful rural setting, the property enjoys tranquil countryside surroundings while remaining within easy reach of the picturesque village of Doveridge and excellent transport links via the A50, providing convenient access to nearby towns and day-to-day amenities.

In recent years, the property has benefited from the installation of new UPVC double-glazed windows, enhancing both efficiency and comfort.

Set within a generous, mature garden plot, the grounds are predominantly laid to lawn and feature an array of established shrubs, colourful borders, and mature trees that create a beautiful and private outdoor space. Surrounded by open arable farmland, the property enjoys far-reaching rural views and presents abundant potential to discerning buyers seeking a country lifestyle.

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## Hallway
Welcoming entrance hallway featuring an internal glass-panelled door leading through to:

## Kitchen/Diner
A bright and spacious kitchen diner with a UPVC double-glazed window to the front elevation and a timber double-glazed window to the side. The kitchen is fitted with a range of matching base and eye-level storage units and drawers, complemented by wood-block effect roll-top work surfaces and tiled splashbacks. Integrated appliances include an oven, grill, and hob with stainless steel extractor hood, along with a stainless steel sink and drainer with mixer tap. There is plumbing and space for freestanding under-counter white goods. An internal latch-panel door leads to:

## Inner Hallway
Featuring a UPVC double-glazed window to the front elevation, staircase rising to the first floor, and a useful under-stairs storage cupboard. To the rear, there is a practical utility area with a further UPVC double-glazed window, additional eye-level storage cupboards, and space for further freestanding appliances. A panelled internal door leads to:

## Ground Floor Bedroom/Study
Currently used as a ground-floor bedroom but equally suitable as a home office, study, or playroom. The room benefits from a glazed window to the side elevation, exposed beamwork to the ceiling, and an electric heater.






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## Conservatory

A delightful addition to the home, with tiled flooring and a range of UPVC double-glazed windows to the front, side, and rear elevations. The glass roof allows natural light to flood the room, offering lovely views over open agricultural fields. An internal door leads to:

## Cloakroom/W.C.

Comprising a low-level WC with continental flush, a floating wash basin with tiled splashback, and a window to the rear elevation.

## Living Room

A cosy and inviting living space featuring a UPVC double-glazed window to the front elevation and an external entry door leading to a timber-framed, brick-based porch. The focal point of the room is a charming log-burning fireplace (servicing the radiator in the bathroom) with a timber mantle and surround, complemented by original built-in storage cupboards and shelving. An internal latch-panel door opens into:

## Reception Room

Enjoying dual-aspect UPVC double-glazed windows to the front and side elevations. The room features an attractive open fireplace with brick surround and tiled mantle, TV aerial point, and coving to the ceiling.

## Landing

With a useful over-stairs storage cupboard, smoke alarm, and access to an attic storage room fitted with shelving, lighting, and a window to the rear elevation. Internal latch-panel doors lead to:

## Bedroom One

A well-proportioned double bedroom with a UPVC double-glazed window to the front elevation.

## Bedroom Two

A generous bedroom with a UPVC double-glazed window to the front elevation and a range of built-in fitted wardrobes with hanging rails and shelving.

## Bedroom Three

A versatile room with a window to the front elevation, suitable for use as a third bedroom or home office.

## Shower Room

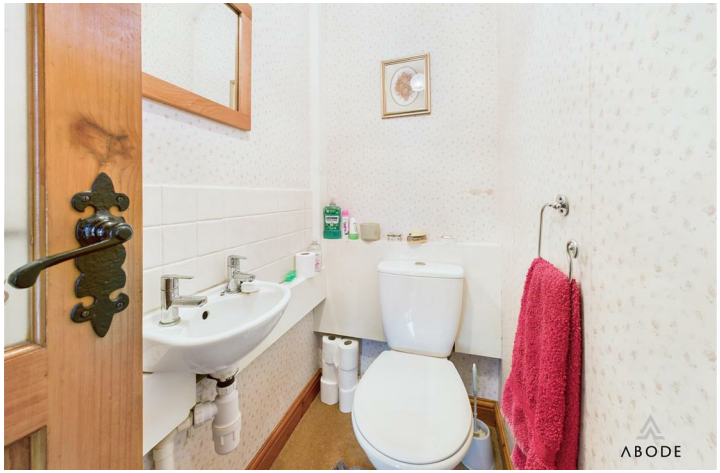
A well-appointed shower room with a UPVC double-glazed window to the front elevation, featuring a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap and base-level storage, and a double shower cubicle with curved glass screen and electric shower. Complementary wall tiling, built-in storage cupboards, central heating radiator, towel rail, and access to loft space via hatch complete the room.


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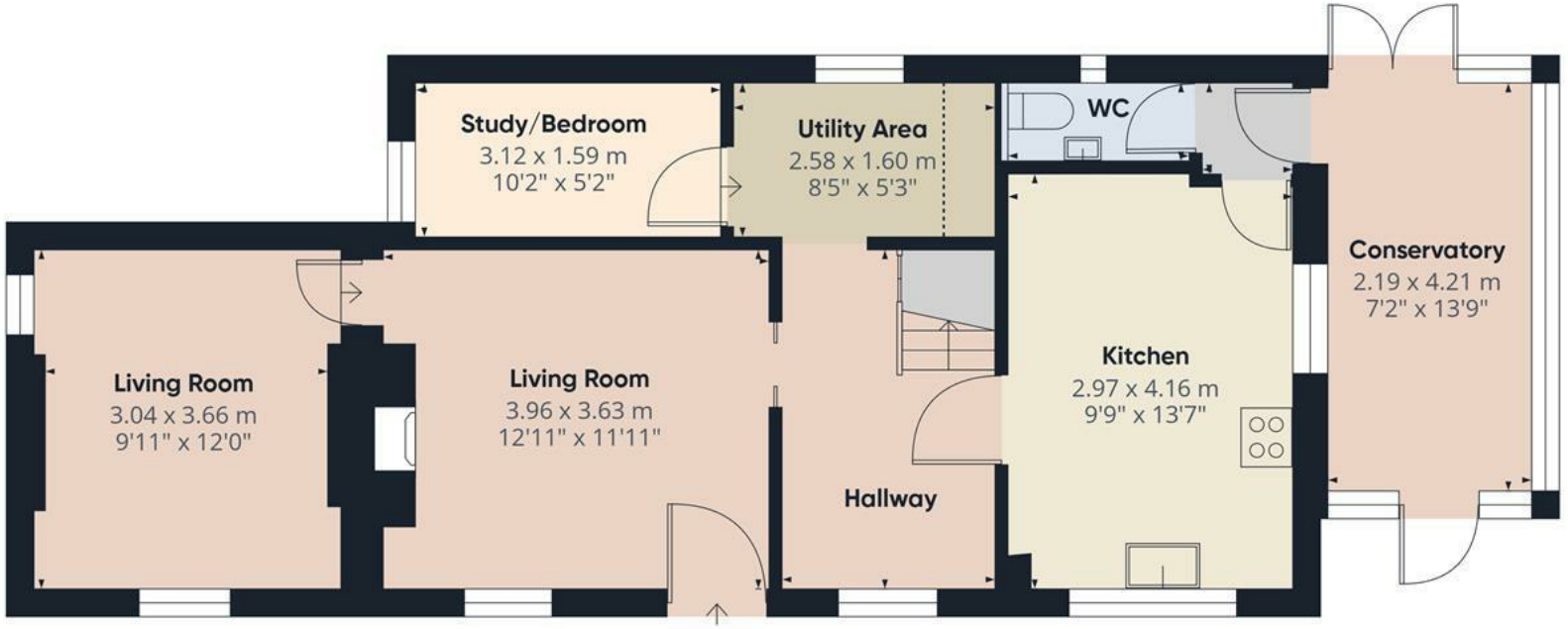




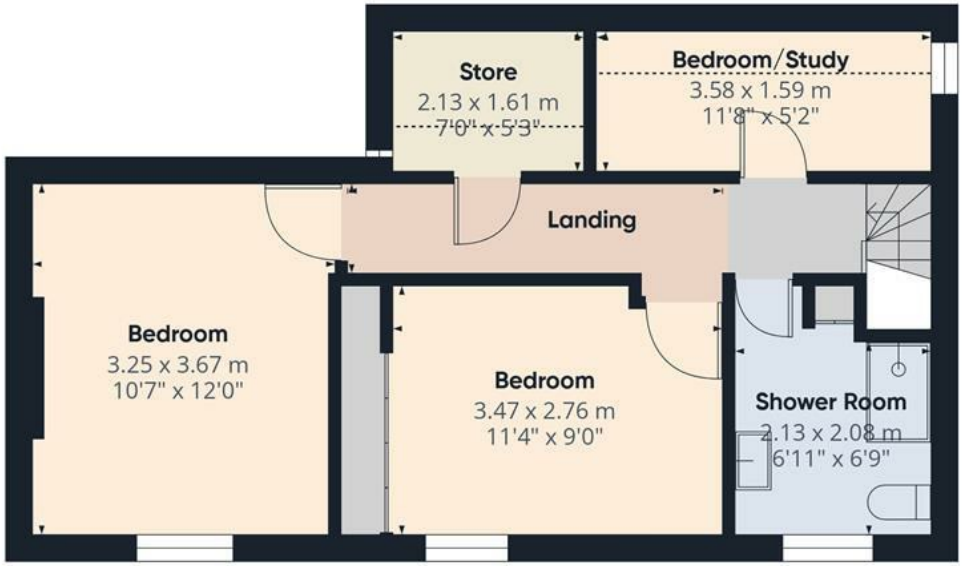









Floor 0




Floor 1

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**Approximate total area**(1)

108.3 m²

1166 ft²

**Reduced headroom**

4.8 m²

52 ft²

(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.

GIRAFFE360




## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 28 | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |



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