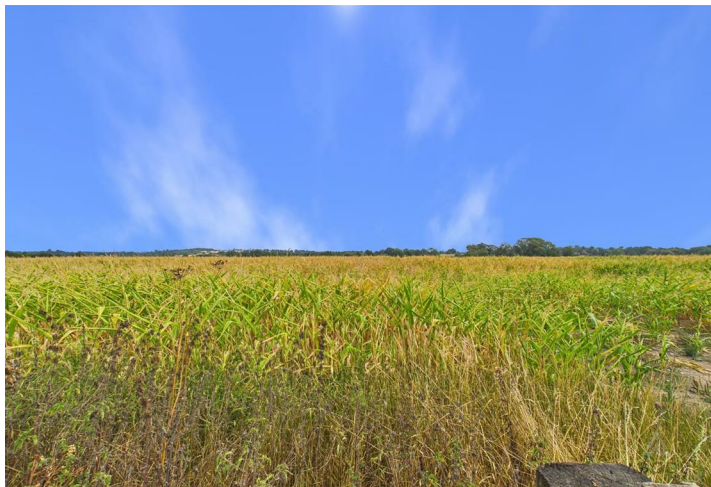






This impressive detached family home is beautifully presented throughout and offers spacious, versatile accommodation arranged over three floors. Boasting five double bedrooms, a high-specification kitchen, generous open-plan living space, ample off-road parking and an attractive enclosed rear garden, the property is ideally suited to modern family life.

A particular highlight is the impressive open-plan kitchen/dining/living area, featuring bi-fold doors which open onto the rear garden and provide a wonderful connection to the outdoors, while taking full advantage of the open countryside views beyond.

The accommodation briefly comprises: entrance hallway, living room, impressive open-plan kitchen/dining/living area, additional reception room, utility room and WC to the ground floor. To the first floor, there are four double bedrooms, with the master bedroom benefiting from an en-suite, together with a family bathroom. The second floor provides a further double bedroom, shower room and useful storage room.

Externally, the enclosed rear garden is predominantly laid to lawn, providing an excellent space for children, outdoor entertaining or simply relaxing while enjoying the surrounding countryside.

The property is situated in the highly regarded village of Doveridge, which offers a popular village lifestyle surrounded by picturesque countryside. Local amenities include a primary school, village shop, public house, sports facilities, village hall and church, with a range of countryside walks close by. The village is also well placed for access to Uttoxeter and Ashbourne, while the nearby A50 provides excellent commuter links towards Derby, Stoke-on-Trent and the wider motorway network.

Offering an exceptional combination of space, modern living and a sought-after countryside setting, this superb family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Entrance Hallway

A welcoming entrance to the property, featuring a composite door leading from the front elevation, stairs rising to the first floor and a central heating radiator.

Living Room

A well-proportioned reception room featuring a uPVC double glazed bay window to the front elevation with fitted shutters, central heating radiator. Doors provide access into the Kitchen/Living Area. Please note the log burner may not be included in the sale.

Kitchen/ Dining/ Living Area

An impressive and generously proportioned open-plan space, perfectly suited to modern family life and entertaining.

The kitchen is fitted with a comprehensive range of base and eye-level units complemented by granite worktops, together with an inset Belfast sink, integrated twin ovens, hob with extractor hood over, tiled splashback and spotlighting. Further features include integrated dishwasher and fridge freezer, central heating radiators, uPVC double glazed windows to the rear and side elevations and tiled flooring.

The adjoining living space continues the open-plan feel, with tiled flooring, two central heating radiators, skylight and bi-folding doors opening directly onto the rear garden. The doors provide an excellent connection with the outside space and make the most of the surrounding countryside views.

Utility Room

Fitted with a range of base and eye-level units with complementary worktops, inset stainless steel sink with drainer, space and plumbing for washing machine and tumble dryer, tiled splashback, spotlighting and tiled flooring.

WC

Comprising WC and wash hand basin, with tiled flooring, tiled splashback, central heating radiator and uPVC double glazed window to the side elevation.

Additional Reception Room

A versatile additional reception room featuring a uPVC double glazed bay window to the front elevation with fitted shutters and central heating radiator.

Landing

The first-floor landing features two central heating radiators, uPVC double glazed window to the front elevation and stairs rising to the second floor.

Master Bedroom

A spacious Master Bedroom featuring two uPVC double glazed windows overlooking the rear elevation and two central heating radiators.

Ensuite

A contemporary suite comprising WC and wash hand basin with storage drawers beneath, together with a walk-in shower featuring glass shower screen and both waterfall and handheld shower heads.

Further features include tiled flooring, partially tiled walls, spotlighting and heated towel radiator.

Bedroom

A well-proportioned double bedroom featuring uPVC double glazed window to the front elevation and central heating radiator.

Bedroom

A further double bedroom with uPVC double glazed window to the rear elevation and central heating radiator.



Bedroom

A further double bedroom featuring uPVC double glazed window to the front elevation and central heating radiator.

Family Bathroom

A stylish modern four-piece suite comprising WC, wash hand basin with storage drawers beneath, bath and corner shower cubicle with both waterfall and handheld shower heads.

The room is further complemented by tiled flooring, partially tiled walls, heated towel radiator, spotlighting and uPVC double glazed window to the side elevation.

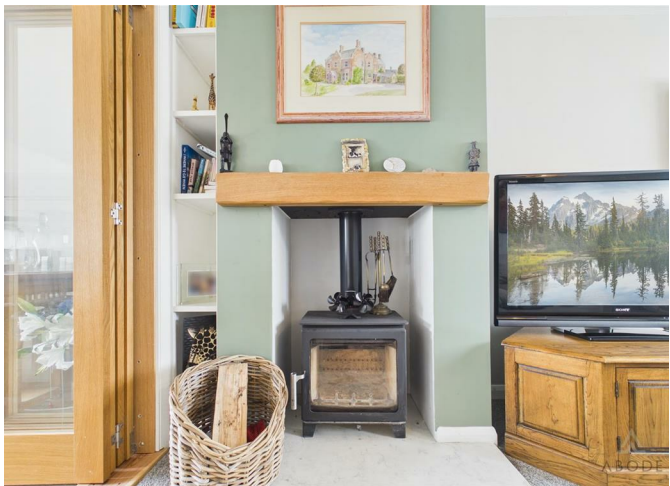
Second Floor Landing

Stairs rise from the first floor to the second-floor landing, which benefits from a useful storage cupboard and provides access to the second-floor rooms.

Bedroom

A further double bedroom enjoying natural light from a rear-facing skylight, together with central heating radiator and useful storage cupboard.







Shower Room

A modern suite comprising WC, wash hand basin with storage drawers beneath and walk-in shower with glass shower screen, waterfall and handheld shower heads.

Further features include tiled flooring, partially tiled walls, spotlighting, heated towel radiator and skylight to the rear elevation.

Storage Room

Useful additional storage space with central heating radiator.

Local Area

The property benefits from excellent access to the surrounding countryside, with a footpath directly behind the house providing easy access to local walks and leading towards a stream at the bottom of the field. The setting is particularly appealing for those with dogs or anyone looking to enjoy the outdoors.

Doveridge Primary School has been a particular highlight for the family, while the property also benefits from a friendly and welcoming neighbourhood, with lovely neighbours both next door and across the road.

AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using

information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

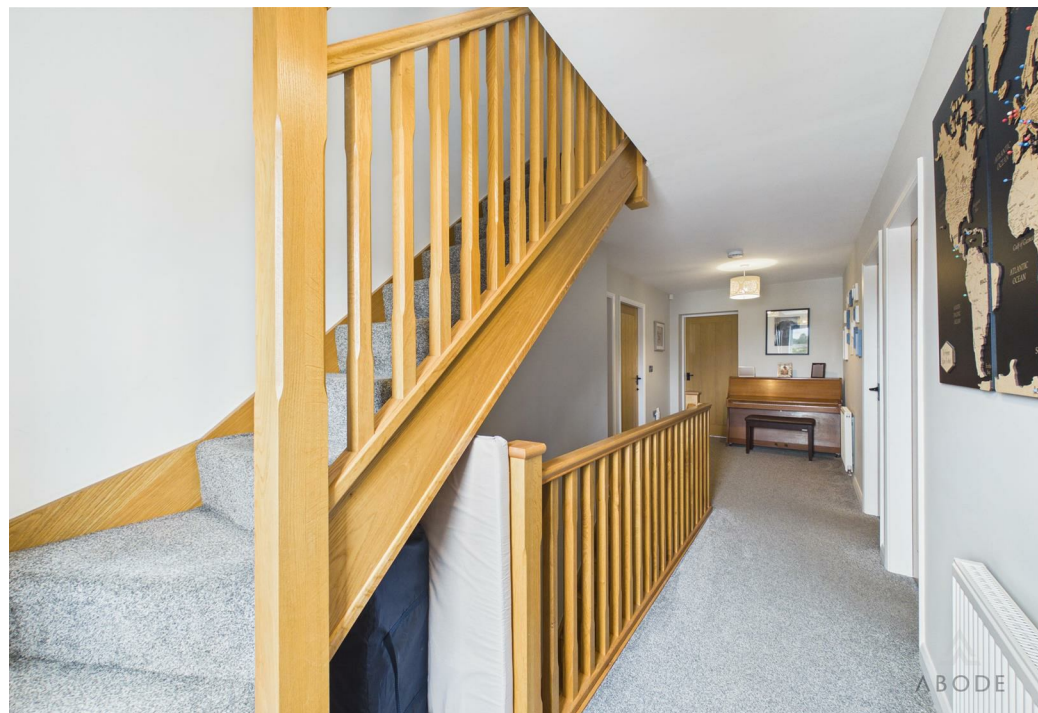
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.









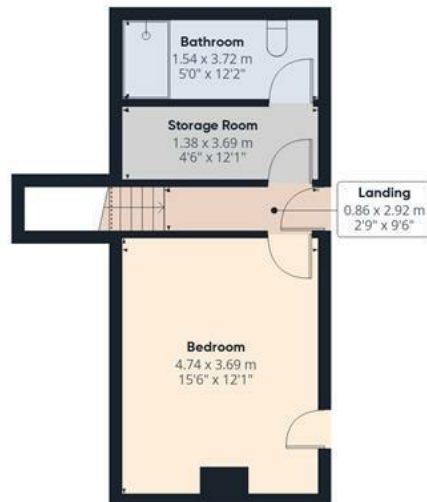




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

216.6 m²

2331 ft²

Reduced headroom

1.1 m²

12 ft²

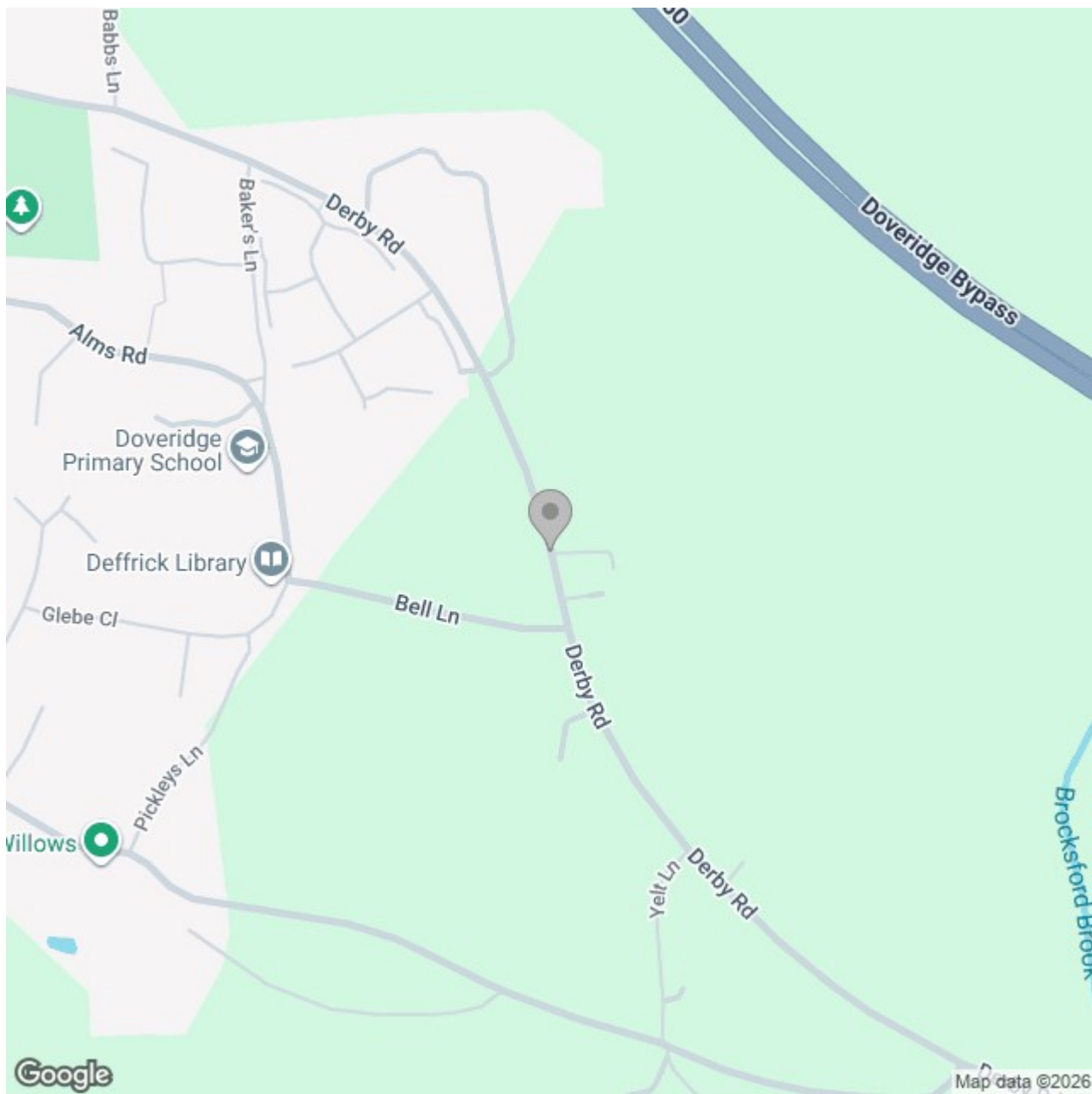
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	