





\*\*\* INCENTIVE - £5,000 TOWARDS STAMP DUTY \*\*\*

Abode are delighted to offer for sale this fantastic four-bedroom detached family home, positioned on the fringe of a popular modern development with a pleasant open outlook, within the sought-after village of Doveridge. Built in 2021 and offering approximately 1,526 sq. ft. of well-planned accommodation, the property benefits from contemporary double glazing and an efficient modern central heating system, along with excellent access to the A50 commuting network.

The accommodation is centered around an impressive open-plan kitchen, dining, and living space that forms the true heart of the home, complemented by a separate lounge, versatile dining/family room, utility room, and ground-floor cloakroom. Upstairs, the property offers four generously sized bedrooms, including a principal suite with dressing room and en-suite, a guest bedroom with en-suite, and a stylish family bathroom.

Externally, the property enjoys a south-west facing landscaped rear garden, thoughtfully designed by the current owners to create a stylish and relaxing outdoor space. To the front is larger-than-average off-road parking, leading to a detached garage. Estate management charges apply at approximately £308 per annum.

Viewing by appointment only.

\*\* Incentive for asking price offers only \*\*



## Area

Doveridge is a charming village situated just east of Uttoxeter, lying within the Derbyshire Dales boundary and close to the Staffordshire border. The village is thought to take its name from a historic bridge crossing the River Dove, a tributary of the River Trent.

Ideally positioned for commuters, Doveridge benefits from excellent access to the A50, located just to the north of the village, providing convenient links to the surrounding towns and cities. Uttoxeter railway station offers regular rail services, while East Midlands Airport is the nearest major airport.

The village enjoys a strong sense of community and offers a range of everyday amenities, including a village shop, a well-used village hall, Doveridge Primary School, and a local church, making it a highly desirable place to live.

## Hallway

A composite front entrance door opens into a welcoming hallway with adjoining UPVC double-glazed windows to the front elevation. The hallway features upgraded complementary tiled flooring throughout, a staircase rising to the first-floor landing, and a useful under-stairs storage cupboard. Additional features include a central heating radiator, smoke alarm, built-in cloaks cupboard, and internal doors providing access to the principal ground-floor rooms.



## Dining Room

A versatile reception room currently used as a dining room but equally suited as a family room or playroom. The room benefits from a UPVC double-glazed window to the front elevation and a central heating radiator.







### Lounge

A well-proportioned living space featuring a UPVC double-glazed window to the front elevation and central heating radiators. UPVC double-glazed French doors open onto the beautifully extended rear garden, complemented by a glass canopy and additional UPVC double-glazed windows overlooking the garden.

### Kitchen/Diner

This impressive open-plan kitchen, dining, and living area forms the true heart of the home. Finished with upgraded complementary tiled flooring throughout, the kitchen is fitted with a range of matching base and eye-level units and drawers with composite work surfaces. Integrated appliances include an oven, grill, fridge freezer, dishwasher, and a four-ring induction hob with stainless steel extractor hood. Additional features include a stainless steel inset sink with drainer and mixer tap, breakfast bar, ceiling spotlighting, and TV points. The living area enjoys two UPVC double-glazed windows overlooking the rear garden, along with UPVC double-glazed French doors opening onto the patio. An internal door leads to:



### Utility Room

Fitted with matching base-level storage units, timber shelving, and upgraded tiled flooring. There is plumbing and space for under-counter appliances, a stainless steel sink with drainer, central heating radiator, gas boiler, extractor fan, and carbon monoxide detector. A composite double-glazed side entrance door provides access to the off-road parking area, and the electrical consumer unit is also housed here.

### Cloaks/W.C.

Featuring upgraded tiled flooring, a low-level WC, floating wash hand basin with mixer tap, heated towel rail, central heating radiator, and extractor fan.

### First Floor Landing

With access into loft space, an airing cupboard housing the pressurised hot water tank, central heating radiator, and smoke alarm. Internal doors lead to:



### Bedroom One

A spacious principal bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator, opening into:

### Dressing Room

Fitted with bespoke built-in wardrobes offering hanging rails and shelving, with ceiling spotlighting. An internal door leads to:

### **En-suite**

A stylish three-piece shower room comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen and waterfall showerhead. Finished with complementary wall and floor tiling, chrome heated towel radiator, extractor fan, and ceiling spotlighting. UPVC double-glazed frosted window to the side elevation.

### **Bedroom Two**

With a UPVC double-glazed window to the front elevation, central heating radiator, and internal door leading to:

### **En-suite Two**

A three-piece shower room comprising a low-level WC, pedestal wash hand basin with mixer tap, and double shower cubicle with sliding glass screen and waterfall showerhead. Complementary tiling to floors and walls, chrome heated towel radiator, extractor fan, and ceiling spotlighting. UPVC double-glazed frosted window to the front elevation.

### **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.

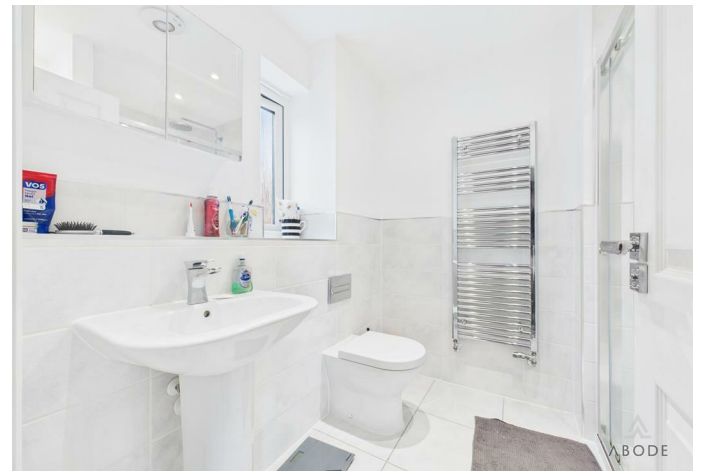
### **Family Bathroom**

A well-appointed four-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, and a separate double shower cubicle with sliding glass screen and waterfall showerhead. Complementary tiling to walls and flooring, chrome heated towel radiator, extractor fan, and ceiling spotlighting. UPVC double-glazed frosted window to the side elevation.

### **Outside**

To the rear, the property enjoys a beautifully landscaped, south-west facing garden, thoughtfully designed to provide both relaxation and entertaining space. Immediately adjoining the house is a spacious paved patio, accessed via French doors from the main living areas and sheltered by an attractive glass rooved canopy. This creates an ideal all-weather space for outdoor dining while allowing natural light to flood into the home.

Beyond the patio, the garden opens onto a well-maintained lawn bordered by established planting, shrubs, and fencing, offering a good degree of privacy. The garden also provides access to the detached garage and further paved areas, making it both practical and family-friendly while retaining a clean, low-maintenance finish. Behind the garage is a timber framed greenhouse/potting shed, with raised planting beds and a decorative gravel surround; perfect for the avid gardeners.







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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>		
(69-80) <b>C</b>	78	88
(55-68) <b>D</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	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

162.2 m<sup>2</sup>

1746 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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