ABODE
SALES & LETTINGS

Park Crescent, Doveridge, Derbyshire, DE6 5NE

£425,000

https://www.abodemidlands.co.uk

Situated in the highly sought-after village of Doveridge, this a beautifully presented and thoughtfully extended family home offering generous and versatile accommodation finished to a high standard throughout.

The ground floor features a welcoming entrance hallway with bespoke storage, a cosy lounge with bow window and electric fireplace, and an impressive open-plan kitchen diner forming the heart of the home. This superb space is fitted with quality units, integrated appliances and wood block work surfaces, complemented by a striking cast-iron multi-fuel log-burning stove. The dining area benefits from a vaulted ceiling with feature glazing and sliding patio doors opening onto the rear garden, creating a bright and sociable environment ideal for modern family life and entertaining. A separate utility room, guest WC and garage with additional utility space add practicality.

Upstairs, the property offers four well-proportioned bedrooms. The spacious principal suite includes extensive bespoke fitted furniture, a dressing area and en suite shower room. Bedrooms two and three also benefit from fitted wardrobes, while a contemporary family bathroom serves the remaining accommodation.

Further features include oil-fired central heating, automatic lighting and ample built-in storage. Overall, this is a superbly appointed family home in a popular village location, combining style, space and functionality.

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Entrance Hallway

A bespoke composite front entrance door with adjoining UPVC double-glazed window welcomes you into a bright hallway. There is useful built-in storage with cupboards, hanging rails and shelving, a vertically mounted central heating radiator, Nest thermostat, spotlighting to the ceiling and staircase rising to the first-floor landing. An internal door leads through to:

Lounge

A comfortable reception room featuring a UPVC double-glazed bow window to the front elevation. The room benefits from dimmer switch lighting, a focal point electric fireplace, central heating radiator and TV point, creating a cosy yet stylish living space.

Living/Dining Kitchen

Undoubtedly the hub of the home, this impressive open-plan kitchen, dining and living area is ideal for both everyday family use and entertaining. The kitchen is fitted with a comprehensive range of matching base and wall units with wood block drop-edge work surfaces and complementary returns. Integrated appliances include an induction hob with oven and grill, extractor hood, microwave, fridge freezer, dishwasher and a double stainless-steel sink.

A standout feature is the cast-iron multi-fuel log-burning stove (I3kWh), adding warmth and character. Spotlighting runs throughout, with UPVC double-glazed windows to the rear and dining area. The dining space enjoys a vaulted ceiling with feature glazing, central heating radiator and UPVC double-glazed sliding patio doors opening onto the rear garden, allowing plenty of natural light.

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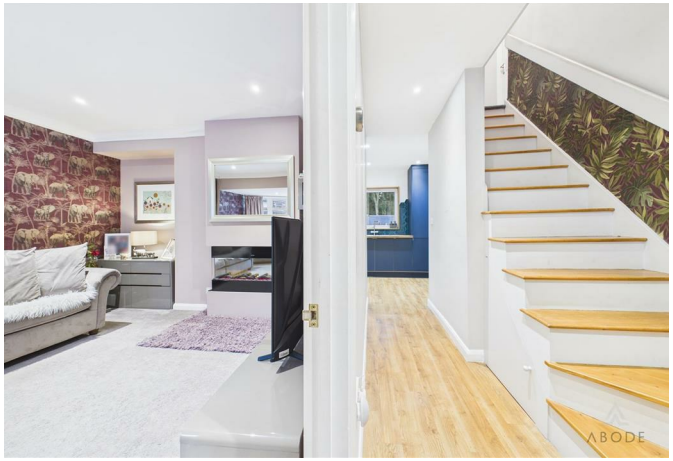
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Office
With UPVC double-glazed window and door to the rear patio, this practical space offers wood block work surfaces forming a breakfast bar, illuminated LED automatic lighting, spotlighting, USB socket points and a vertically mounted central heating radiator.

W.C.
Fitted with a low-level WC and wash hand basin with mixer tap and tiled splashback, plus a UPVC double-glazed frosted window to the side elevation.

Garage
The garage features a double up-and-over door to the front. To the rear is a useful utility area with plumbing and space for freestanding under-counter white goods, block-effect work surface and housing for the oil-fired central heating boiler.

Landing
With loft access, an airing cupboard housing the hot water immersion tank with eye-level shelving, and doors leading to all first-floor accommodation.

Bedroom One
A spacious principal bedroom with UPVC double-glazed window to the front elevation and central heating radiator. The room offers an extensive range of bespoke fitted wardrobes, drawers and bedside units with dimmer lighting and ceiling spotlights. To the rear is a dressing area with additional fitted wardrobes, UPVC double-glazed window and radiator. Access is also available to a boarded and insulated loft space. An internal door leads to:

En-suite
Comprising a low-level WC, pedestal wash hand basin with mixer tap and a double shower cubicle with electric shower and glass screen. Additional features include an extractor fan, electric fan heater, shaving point and UPVC double-glazed frosted window.

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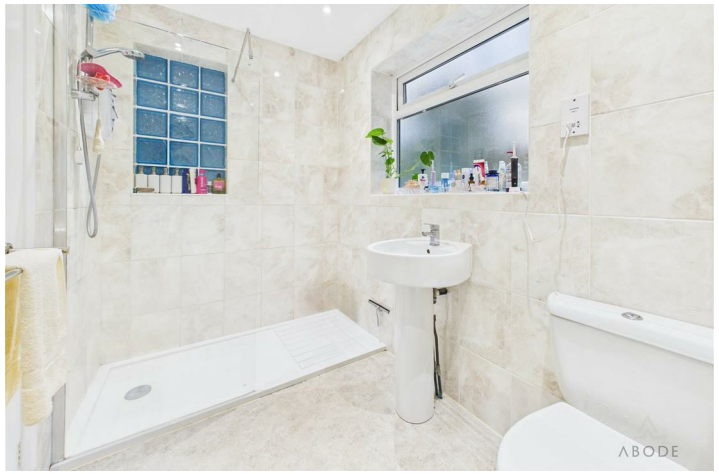
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Bedroom Two
With UPVC double-glazed window to the front elevation, central heating radiator, ceiling spotlights and a range of fitted mirrored wardrobes with hanging rails and shelving.

Bedroom Three
A further double bedroom with UPVC double-glazed window to the rear elevation, central heating radiator, spotlighting and fitted mirrored wardrobes.

Bedroom Four
With UPVC double-glazed window to the front elevation, central heating radiator and spotlighting to the ceiling.

Family Bathroom
Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and bath with sliding glass screen and electric shower over. The room benefits from complementary wall and floor tiling, central heating radiator, ceiling spotlights, extractor fan and UPVC double-glazed frosted window.

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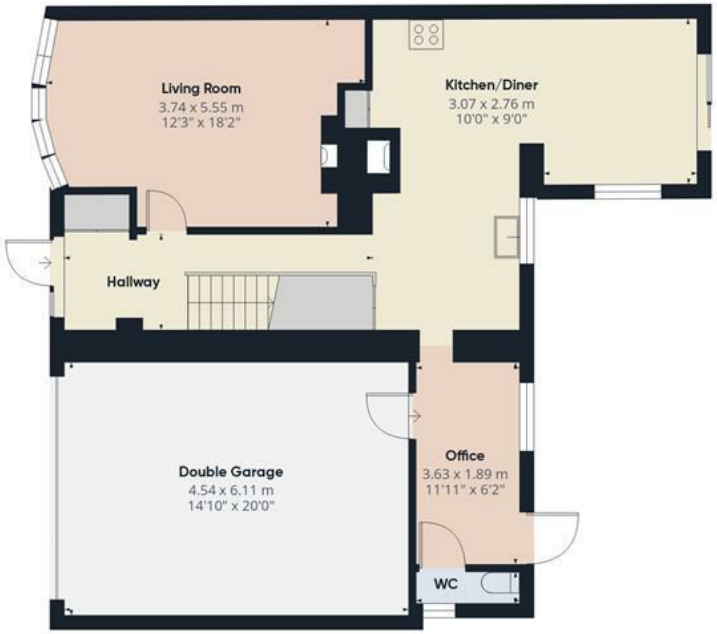
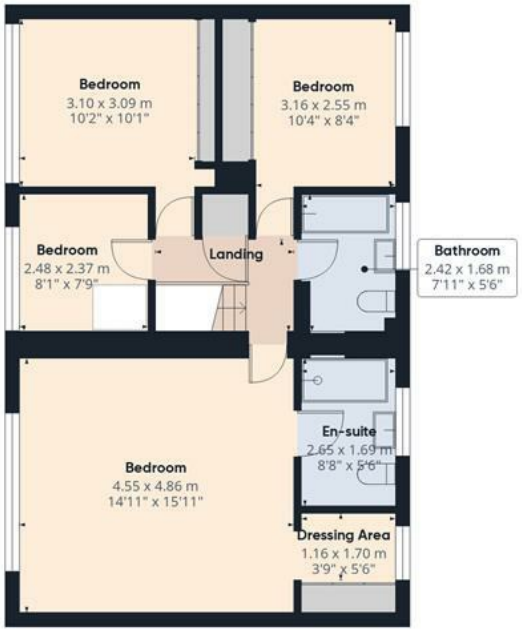


Floor 0



Floor 1

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Approximate total area(1)

152.8 m²

1644 ft²

(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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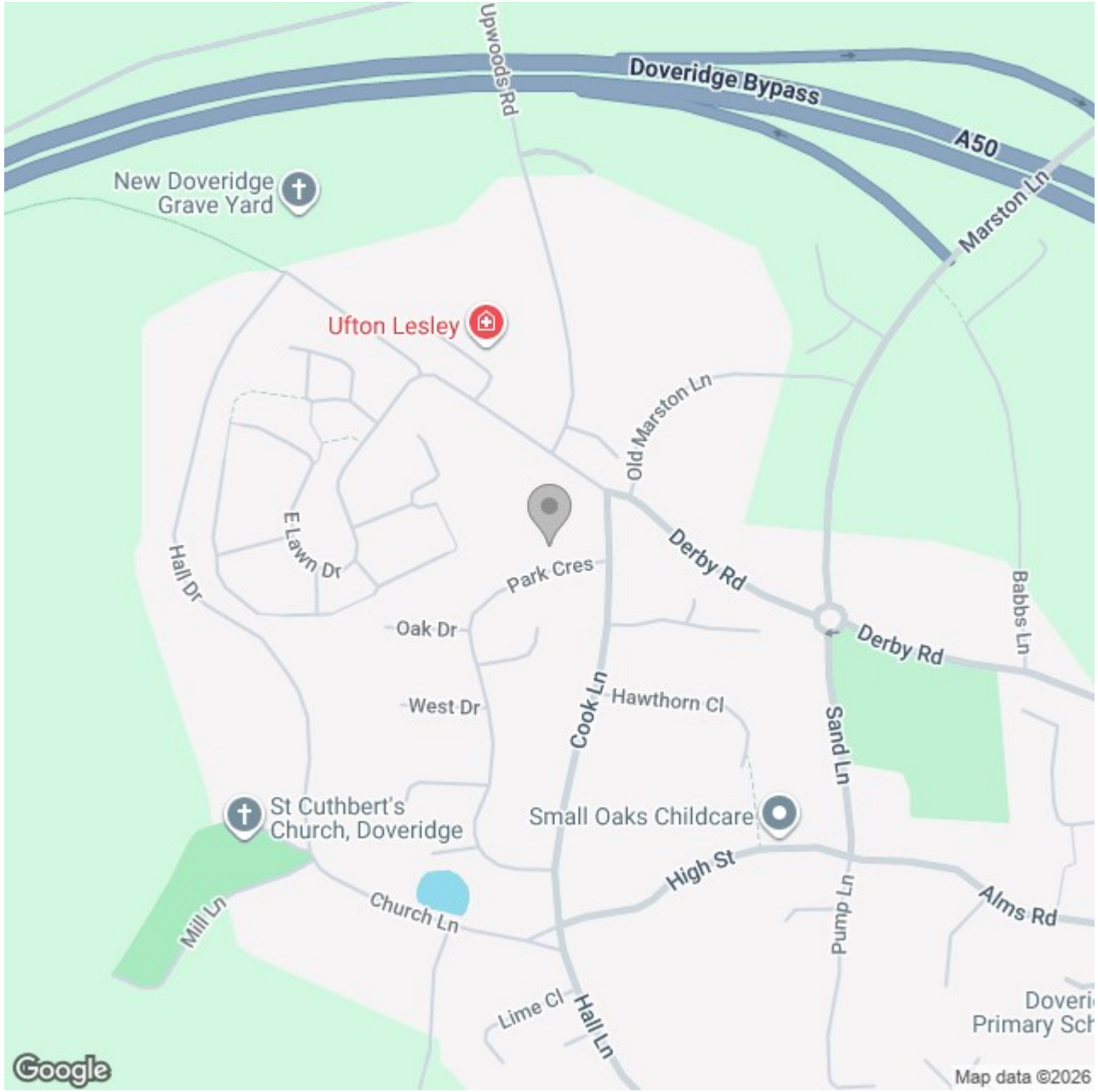

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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