





Positioned on a tranquil cul-de-sac, this four-bedroom detached residence boasts a generous plot and spacious frontage. Nestled in the sought-after village of Doveridge, this property offers convenient access to all village amenities.

The accommodation comprises a welcoming porch, cloakroom/WC, spacious lounge, well-appointed kitchen, dining room, utility room, four bedrooms and a three-piece family bathroom.

Externally, the property benefits from ample driveway parking leading to the entrance, with side access to the rear garden. The garden features a delightful paved area and laid to lawn gardens.

Doveridge village boasts its own primary school, village shop/post office, and pub restaurant. It also enjoys excellent connectivity via the nearby A50, providing easy access to the M1 and M6 motorway networks. The neighboring market towns of Uttoxeter and Ashbourne are conveniently accessible, with Uttoxeter offering quality schools, a local railway station, and various sports and leisure facilities.



STORM PORCH

With door to front, windows to side and door leads to:

LOUNGE

With window to front elevation, storage heater, stairs rising off to first floor accommodation and the focal point of the room being the brick fire surround, LPG gas fire. and double doors lead to:

DINING ROOM

With patio doors to rear elevation, storage heater and door leads to:

KITCHEN

With UPVC double glazed window to rear elevation, the fitted kitchen has a range of eye and base level units and drawers, sink and drainer built into a preparation work surface, space for fridge, space for oven and door to:

UTILITY

With UPVC double glazed window and door to side elevation, plumbing and appliance space for washing machine and chest freezer, door to:

WC

With window to rear elevation and wc

FIRST FLOOR LANDING

With loft access, storage cupboard housing the hot water tank and doors lead off to:

MASTER BEDROOM

With triple glazed window to front elevation, storage heater and built in wardrobe.



BEDROOM TWO

With windows to both front and rear elevations, built in wardrobe and storage heater.

BEDROOM THREE

With window to rear elevation, built in wardrobe and storage heater.

BEDROOM FOUR

With triple glazed window to front elevation and storage heater.







FAMILY BATHROOM

With window to rear elevation, fitted with a three piece suite comprising of corner bath with shower over, low level WC and pedestal wash hand basin. Tiled splashbacks and storage heater.

OUTSIDE

The front has a front lawned garden with mature beds and boards and an array of flowers and shrubs, tarmac driveway leading to the single garage and side gated access takes you to the enclosed rear garden.

The rear garden is mainly laid to lawn with mature beds and boarders, garden shed and paved patio area.

GARAGE

With up and over door to front, power and lighting.





Floor 0



Floor 1

Approximate total area⁽¹⁾

114.99 m²
1237.74 ft²

Reduced headroom

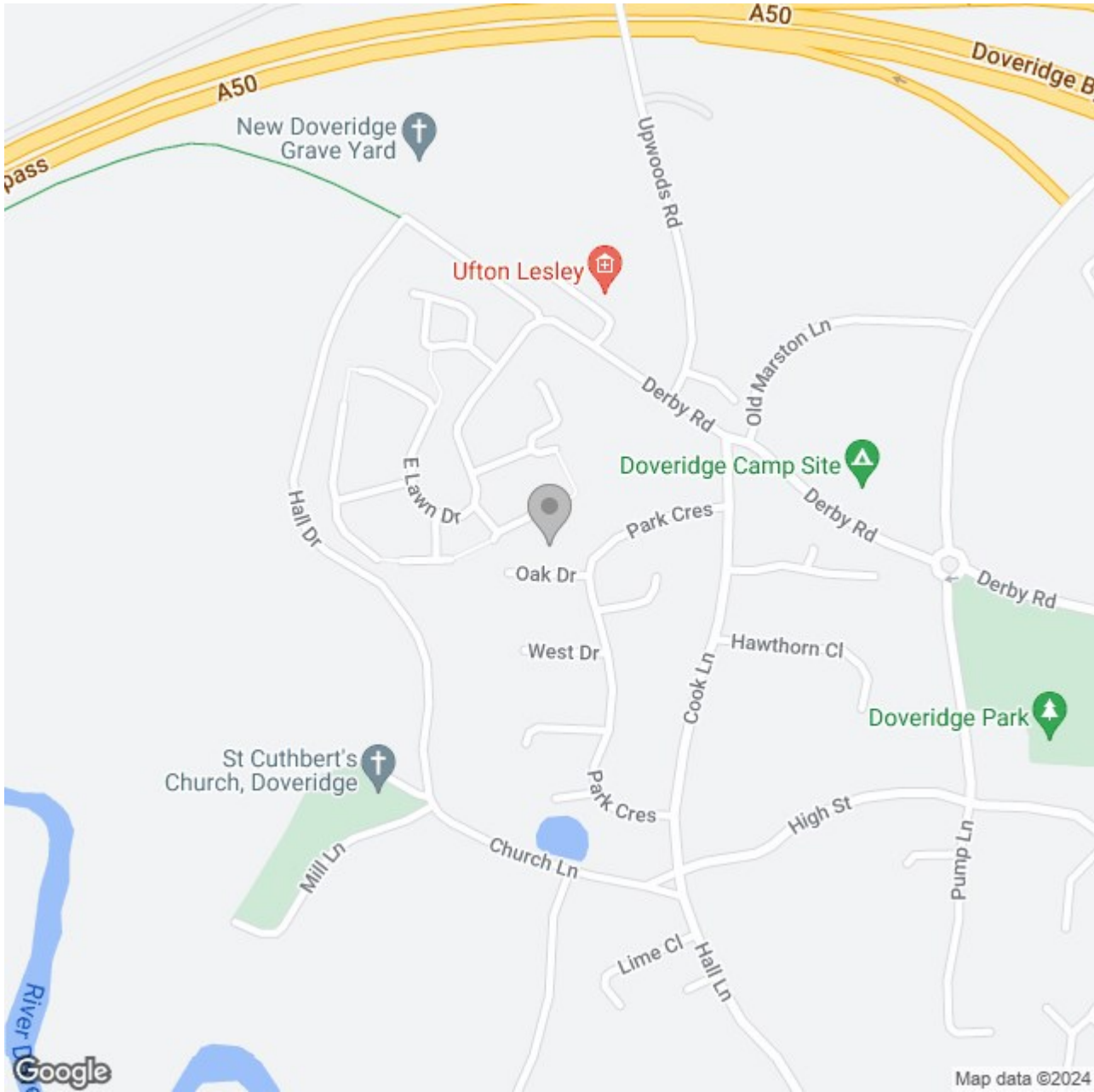
1.31 m²
14.05 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	