





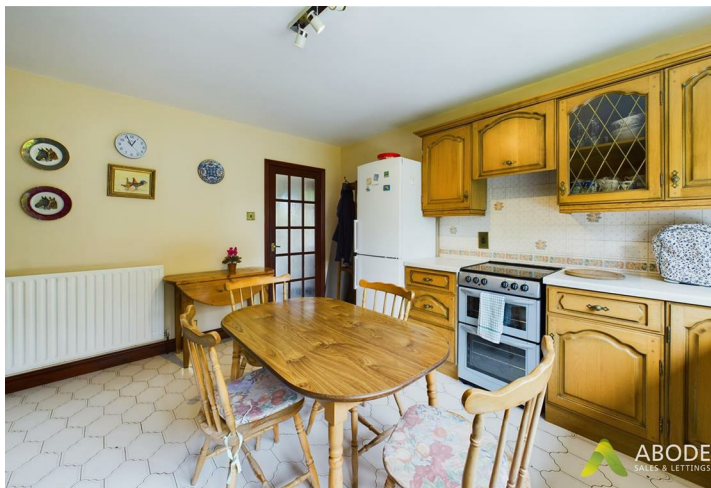


**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* NO CHAIN \*\* DETACHED DOUBLE GARAGE \*\* BEAUTIFUL SETTING \*\* 360 TOUR \*\***

This detached family home, set on a generous 0.19 acre plot in a sought-after Derbyshire village of Doveridge. This property offers unique design and spacious living.

The property features an entrance hall, guest cloakroom, living room, dining room, kitchen/breakfast room, utility room, study, four double bedrooms with master en-suite and separate family bathroom. The exterior includes an extensive driveway and parking area, mature trees, and a sizable surrounding gardens. This superb detached village home also offers potential for further improvement.

Nestled on the edge of a highly desirable and well-regarded village, this location offers convenient walking access to a variety of amenities. These include a village shop, post office, primary school, public house, a sports club, an active village hall and church. The surrounding countryside provides scenic walks. The towns of Uttoxeter and Ashbourne are easily commutable, and the nearby A50 dual carriageway connects to the M1 and M6 motorways.





## Hallway

With a timber glazed front entry door leading into, staircase rising to the first floor landing with a useful under stairs storage cupboard, thermostat, central heating radiator, smoke alarm, doorbell chime, internal glazed doors lead to:

## Cloaks/WC

With a double glazed frosted window to the side of elevation, low level WC, floating wash basin, towel rail and central heating radiator.

## Study

With a double glazed window to the front elevation and central heating radiator.

## Dining Room

With a double glazed window to the rear elevation, service hatch and central heating radiator.

## Kitchen/Diner

With a double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with roll top preparation work surfaces and complementary tiling surrounding. Integrated appliances include a one and a half stainless steel sink and drainer with mixer tap, four electric hob with oven and grill, plumbing space for undercounter and freestanding space for white goods, central heating radiator, service hatch, internal glazed door leads to:



## Utility Room

With a double glazed window to the front elevation, glazed side entry door leading into, eye and base level storage cupboards with roll top preparation work surface and a stainless steel sink and drainer with mixer tap, undercounter and freestanding space for white goods, oil fired central heating boiler and extractor fan.

## Landing

With access to loft space via loft hatch with pull down ladders, smoke alarm, internal doors lead to:











### Bedroom One

With a double glazed window to the front elevation, central heating radiator and a range of built-in wardrobes with mirrored fronts and dressing table. Internal door leading to:

### En-suite

With a double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, double shower cubicle with glass screen and tiling to wall coverings, heated towel radiator and extractor fan.

### Bedroom Two

With a double glazed window to the front elevation and central heating radiator.

### Bedroom Three

With a double glazed window to the rear elevation, central heating radiator and two built-in wardrobes with shelving and hanging rail.

### Bedroom Four

With a double glazed window to the front elevation, central heating radiator and a built-in wardrobe with shelving and hanging rail.

### Double Garage

With an electric up and over door to the front elevation, side entry door and window to the rear elevation.

### Outside

The property is approached up a private access road, over a cattle grid and is the second property on the right. Sitting on a 0.19 acre plot, the property is set back on entry, with a driveway to the left elevation, opening out to a spacious off road parking area. Ahead, is a detached double garage with electric up and over door. Front and rear gardens are well established with mature lawns and shrubs, maintaining a high degree of privacy to all elevations.



























Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

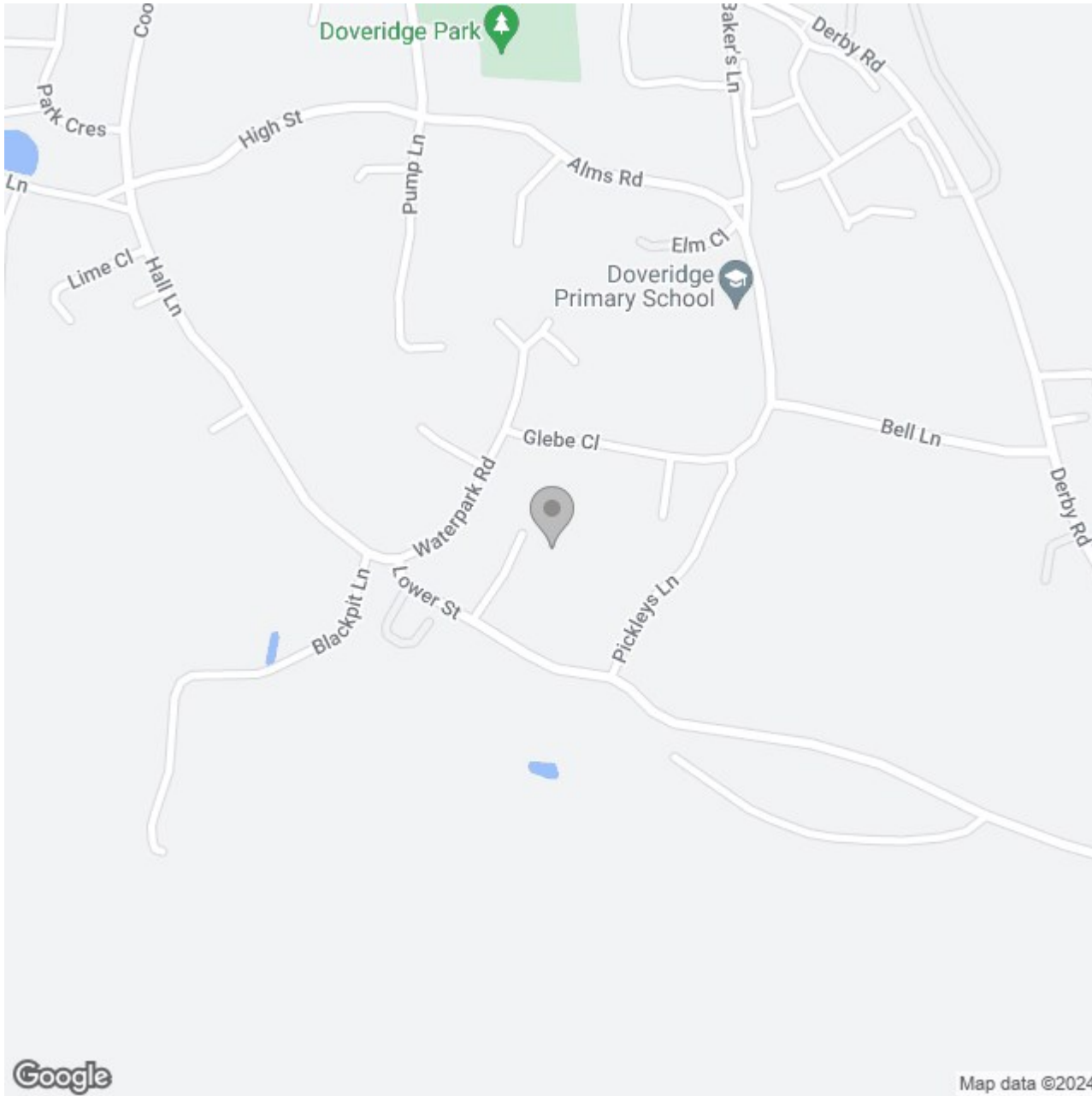
Approximate total area<sup>(1)</sup>  
199.04 m<sup>2</sup>  
2142.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	