



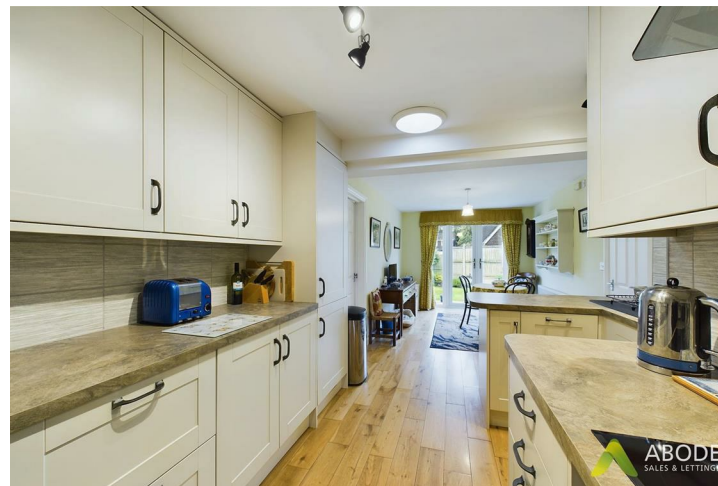


**\*\* 3/4 BEDROOM HOME \*\* HIGH SPECIFICATION  
\*\* CUL DE SAC LOCATION \*\* GARAGE \*\* WELL  
MAINTAINED PLOT \*\***

Situated in the sought-after village of Doveridge, this detached home is in excellent condition. It's conveniently located within walking distance of the village amenities, which includes a village hall, a pub restaurant, and a first school. Having a high energy performance with the added benefit of solar panels erected on the south facing roof.

The property boasts excellent transport links to the A50, providing easy connections to the M1 and M6 motorways. Stoke, Stafford, and Derby are all within commuting distance. Additionally, the market towns of Uttoxeter and Ashbourne are nearby, offering a wider range of amenities, including sports and leisure facilities and good schools. Uttoxeter also features a local railway station and the famous Uttoxeter Racecourse.

The house itself comprises hallway, guest cloakroom, ground floor bedroom, lounge, kitchen/diner, dining room, utility room, shower room, two bedrooms to the first floor with walk-in dressing room and en-suite. Externally, the property includes an (partitioned) integral garage, a driveway and gardens.



## Hallway

With a UPVC double glazed side entry door leading to hallway with understairs cupboard, dog leg staircase rising to the first floor landing, central heating radiator, consumer unit, smoke alarm, thermostat, glass panel doors lead to:

## Bedroom/Study: Ground Floor

With a UPVC double glazed window to the front elevation, bespoke fitted wardrobe, automatic blind providing a high degree of privacy and central heating radiator. The room offers various usage to buyers, including study, home office or play room.

## Kitchen/Diner

The property has been remodelled to create an open plan living/dining kitchen space. The kitchen features a range of matching base on eye-level storage cupboard and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances includes a four ring induction hob, oven/grill, dishwasher, one a half composite sink and drainer with mixer tap, fridge, freezer, extractor fan, central heating radiator, UPVC double glazed French doors with adjoining windows leading to the rear garden, telephone point internal doors leading to:

## Dining Room/Bedroom Four

With a UPVC to glazed window to the rear elevation and central heating radiator. The room offers various usage to buyers, which could also be utilised as a double bedroom.

## Side Hallway

With a UPVC double glazed door leading to the garage, spotlighting to ceiling, doors lead into:



## Shower Room

With a double sized shower with folding glass screen and UPVC panelling to wall coverings, tiled floor, heated towel radiator, extractor fan and spotlighting to ceiling.

## Cloaks/WC

With tiled flooring, low-level WC, central heating radiator, floating wash hand basin with mixer tap and tiled splashback and extractor fan.







### Utility Room

With a UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the garden, appliance space for freestanding and plumbing for undercounter white goods, central heating oil fired boiler, internal door leads to:

### Garage

The garage has been partitioned to create a utility space yet still holds an ideal area for further storage. The garage has an open door to the front elevation with an up and over door, water tap supply and electrical points.

### Landing

With a UPVC double glazed window to the side elevation, access to loft space via loft hatch, telephone point, airing cupboard with eye level shelving, internal doors lead to:

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, wash hand basin with mixer tap, bath unit with glass screen and UPVC panelling to wall coverings, electric shower over, chrome heated towel radiator, cupboard with eye level shelving and electrical socket, spotlighting ceiling with built-in extractor.

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, internal door leading to a walk-in dressing room with hanging rails and a further internal door leading to:

### En-suite

With a double glazed velux window to ceiling, featuring three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, enclosed shower cubicle with folding glass screen and wall board coverings, chrome heated towel radiator, spot lighting to ceiling with built-in extractor.

### Bedroom Two

With a UPVC double glazed window to the front elevation, built in wardrobe and central heating radiator.

### Outside

To the rear is an Indian stone paved patio ideal for entertaining which overlooks the laid to lawn gardens, housing a variety of soil beds with decorative plants and borders.

A further Indian stone patio to the side provides an ideal vista over the garden. The garden features outside electrical sockets, water tap supply and water butt, and included in the sale is the bespoke timber framed garden shed. Enclosing the boundary are timber fence panels with concrete posts.









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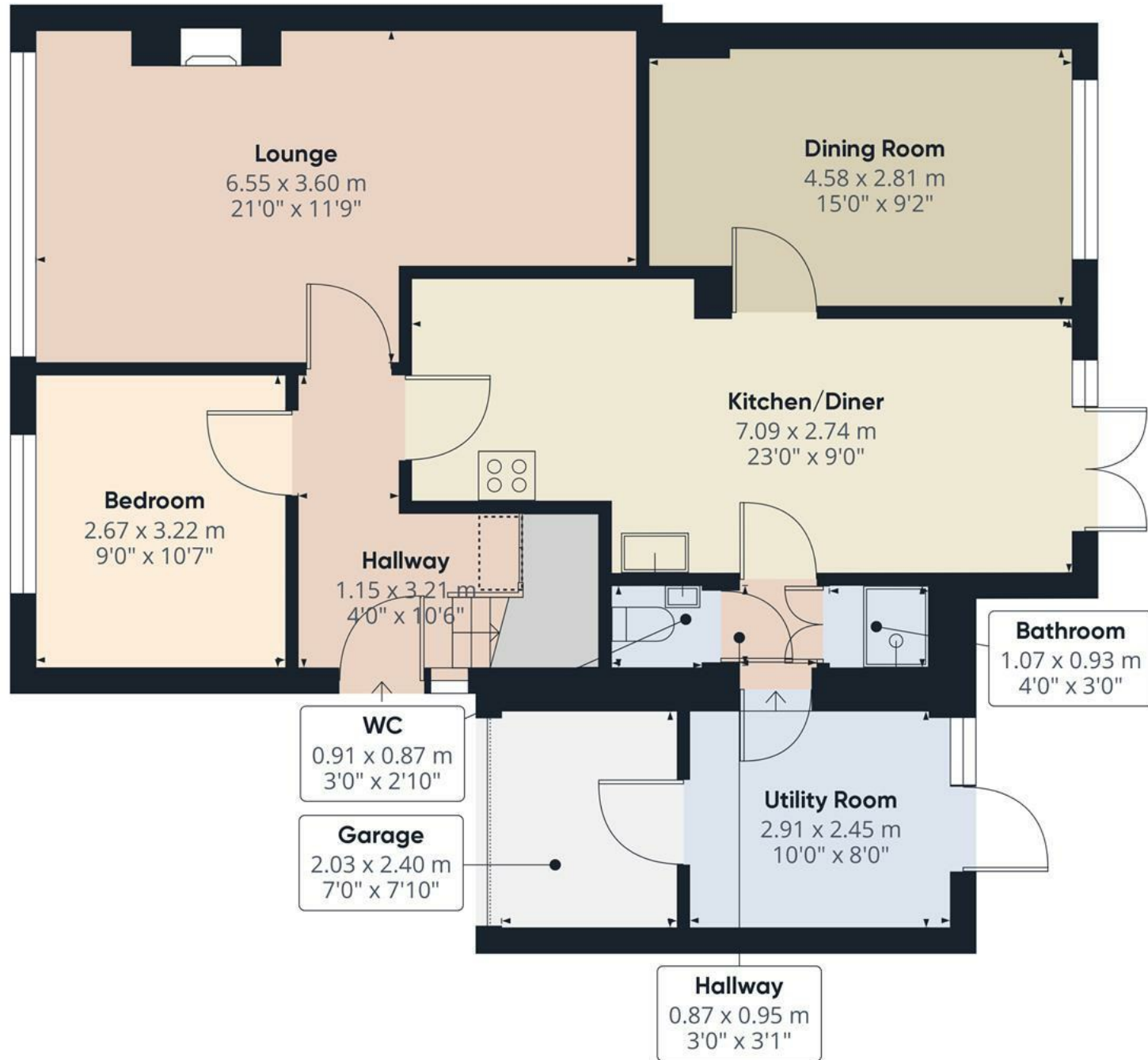
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Floor 0

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

83.86 m<sup>2</sup>

902.66 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

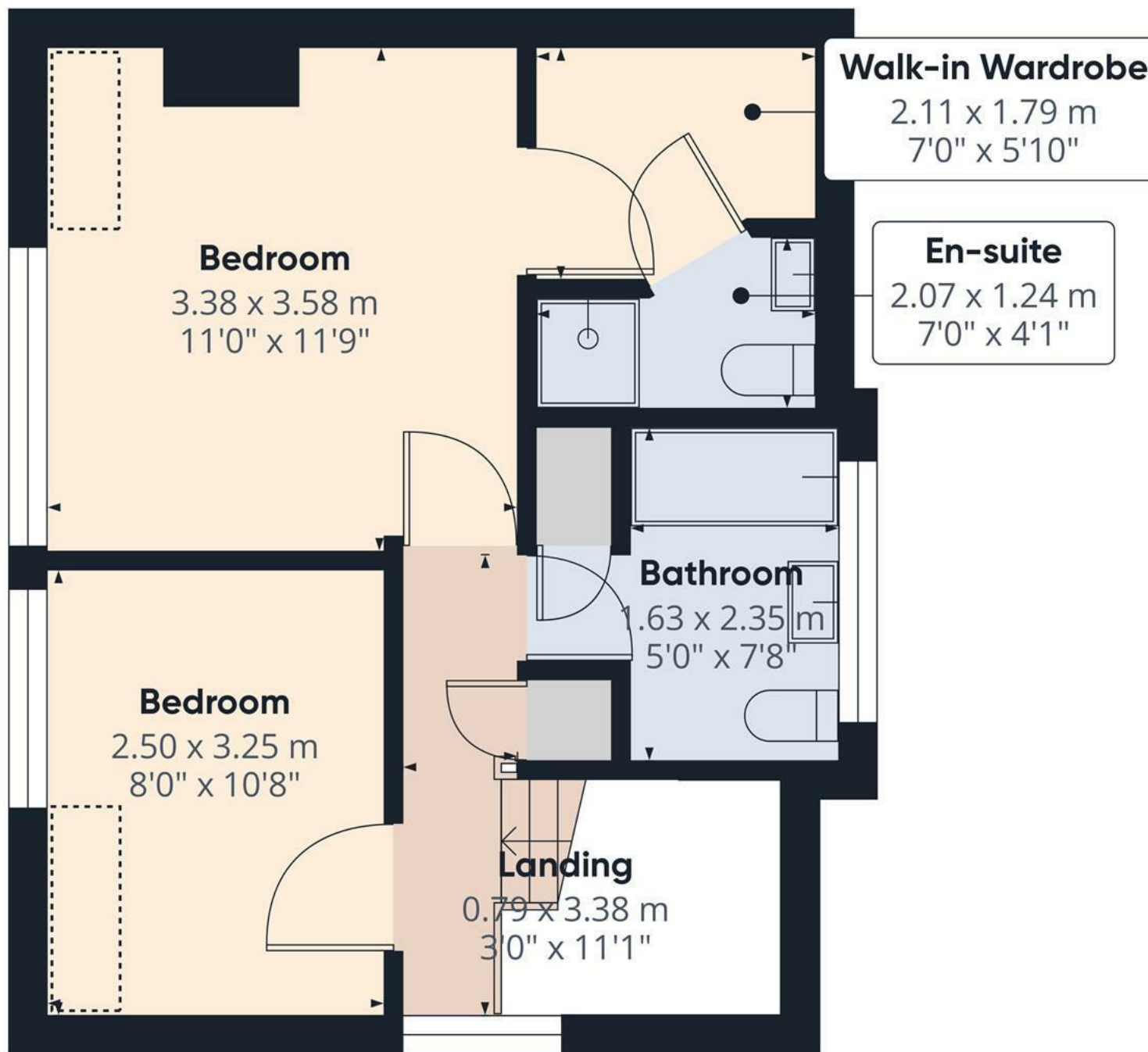
4.31 ft<sup>2</sup>

(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.

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Floor 1

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

33.15 m<sup>2</sup>  
356.82 ft<sup>2</sup>

**Reduced headroom**

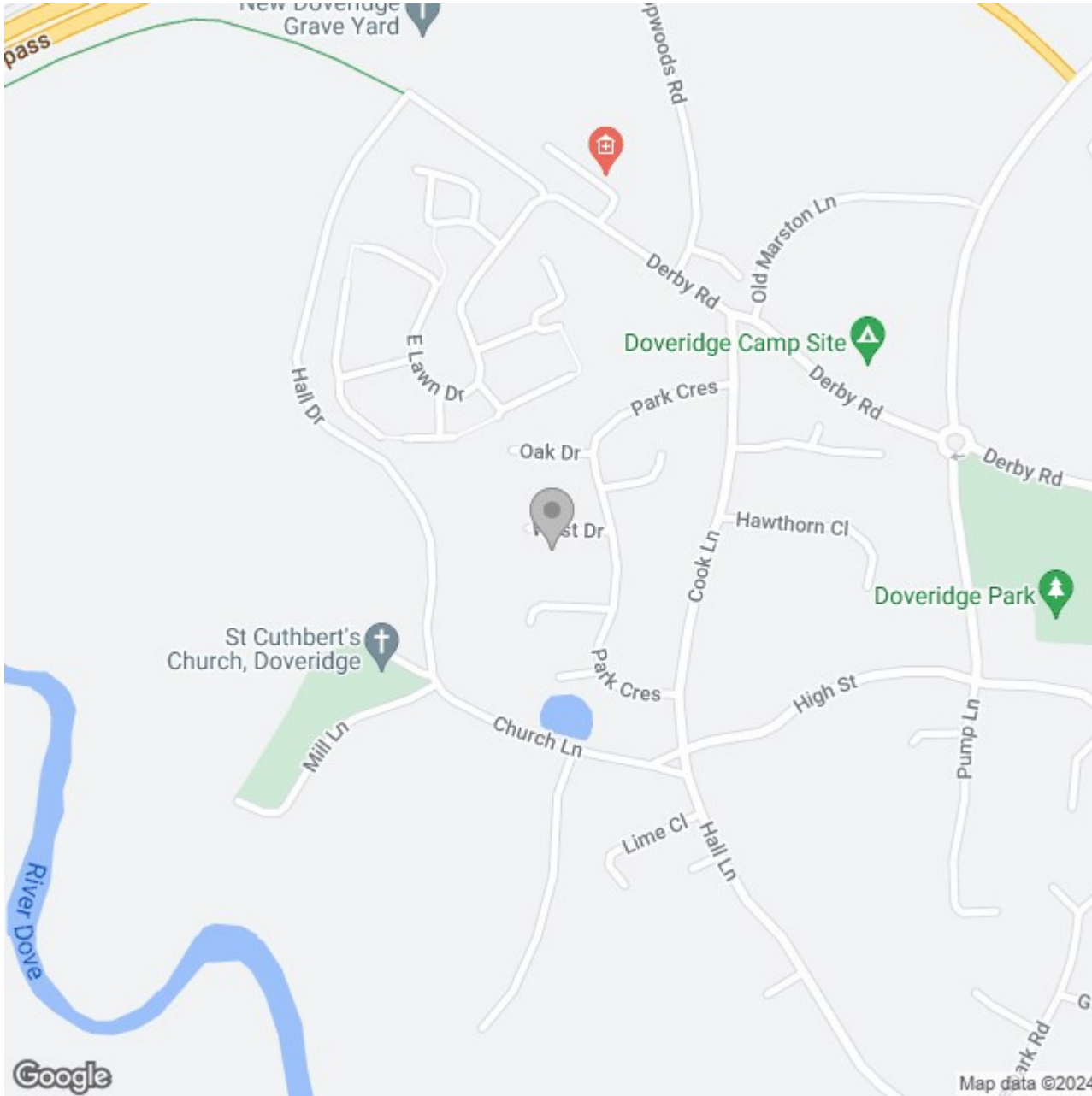
1.38 m<sup>2</sup>  
14.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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>		<b>78</b>
(69-80) <b>C</b>	<b>61</b>	
(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	