



4 Brindley Close Doveridge, Ashbourne, DE6 5RE

**** SHOWHOME NOW OPEN ****
****FITTED HERRINGBONE FLOORING THROUGHOUT & UPGRADED KITCHEN****

Designed for contemporary lifestyles, the Leamington is a stunning detached home featuring four generous bedrooms and ample living spaces. At the front of the property is a sizable lounge, while at the rear, a modern open-plan kitchen and dining area is complemented by a utility room and enhanced by French doors leading to the garden. The first floor is equally impressive, offering a luxurious master bedroom with an en suite shower room, as well as three additional bedrooms and a family bathroom equipped with both a bath and a separate shower. Each plot also benefits from a single garage.

This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this

£475,000

4 Brindley Close

Doveridge, Ashbourne, DE6 5RE



• *** £10,000 TOWARDS EXTRAS ON 4 BEDROOM HOMES FOR A LIMITED TIME ONLY! ***

Details

Entrance Hall

Lounge

16'7" (max) x 15'6" (5.06m (max) x 4.74m)

Cloak

Kitchen/Dining

20'4" (max) x 12'5" (max) (6.21m (max) x 3.80m (max))

Utility Room

5'7" x 9'6" (1.71m x 2.91m)

Master Bedroom

12'11" (max) x 12'5" (max) (3.96m (max) x 3.81m (max))

En suite

8'7" x 3'11" (2.63m x 1.20m)

Bedroom two

11'10" (max) x 12'0" (3.63m (max) x 3.68m)

Bedroom three

11'6" x 8'9" (3.51m x 2.68m)

Bedroom four

9'8" (max) x 9'8" (2.96m (max) x 2.97m)

Bathroom

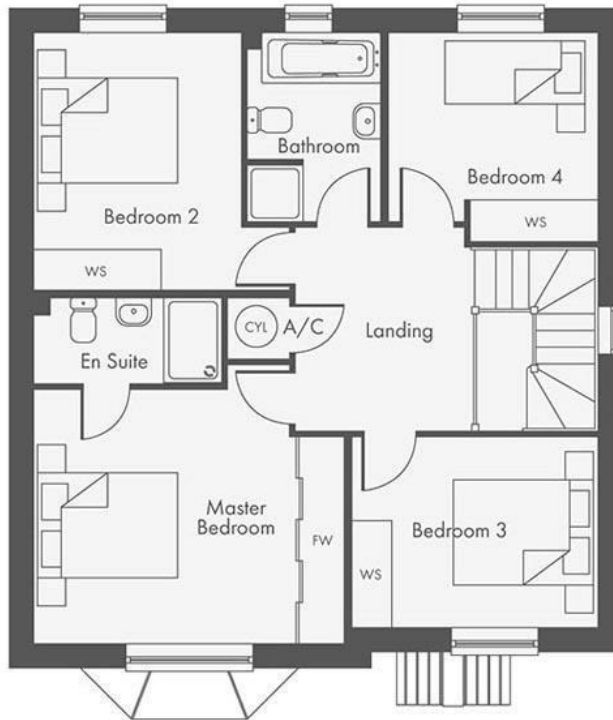
6'3" (max) x 8'9" (1.93m (max) x 2.68m)



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN
Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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