







**\*\* DETACHED FAMILY HOME \*\* GREAT POTENTIAL TO IMPROVE \*\* SPACIOUS GARDENS**

Located in the peaceful and sought-after village of Doveridge, this detached family home sits on a generous plot with ample parking. Internally, the property offers two reception rooms, three bedrooms, and a family bathroom. The ground floor comprises a porch, family room (converted garage), kitchen, lounge and dining room. Upstairs are three well-proportioned bedrooms and a three-piece bathroom.

There is also significant potential to enhance and modernise the property, allowing you to make it your own and tailor it to your personal taste.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



 **ABODE**  
SALES & LETTINGS



### Porch

With a UPVC double glazed windows to front and side elevations, UPVC double glazed door leading into, tiled floor throughout, central heating radiator, spotlighting to ceiling and internal door leading to:

### Family Room

With glazed windows to both front and rear elevations and a glazed rear entry door, central heating radiator and electric storage heater, TV aerial point and spotlighting to ceiling.

### Hallway

With staircase rising to the first floor landing, central heating radiator, internal door leading to:

### Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, the focal point of the room being the cast-iron multi fuel log burning fireplace with granite hearth, spotlighting to ceiling, telephone point, internal opening leading to:

### Dining Room

With a UPVC double glazed set of patio doors leading to the rear garden, central heating radiator, panel flooring throughout, folding doors lead to:



### Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed side entry door, tiled floor throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with roll top preparation work surfaces, a range of integrated appliances includes a ceramic one and a half sink and drainer with mixer tap, four ring electric hob, oven/grill, space for further freestanding and under counter white goods, internal door leads to:











### Landing

With a UPVC double glazed window to the side elevation, airing cupboard housing the hot water immersion tank with shelving, access into loft space via loft hatch, internal doors lead to:

### Bathroom

With a UPVC double glazed window to the side elevation and a further timber glazed window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin, bath unit with electric shower over and central heating radiator.

### Bedroom One

With a glazed window to the rear elevation, central heating radiator, built-in double wardrobe comprising of hanging rails and shelving.

### Bedroom Two

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

### Bedroom Three

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



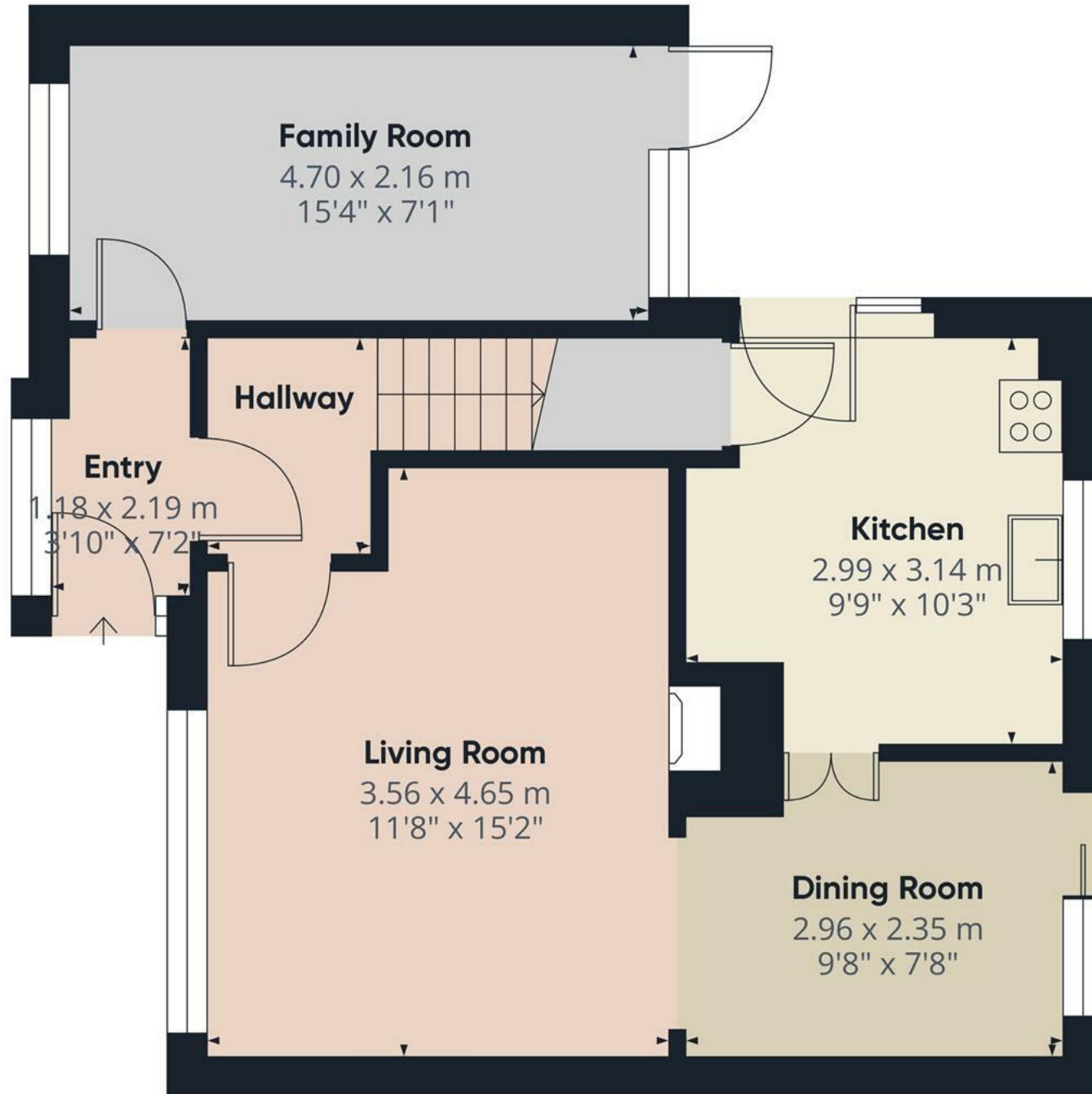












Floor 0

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

48.07 m<sup>2</sup>  
517.41 ft<sup>2</sup>

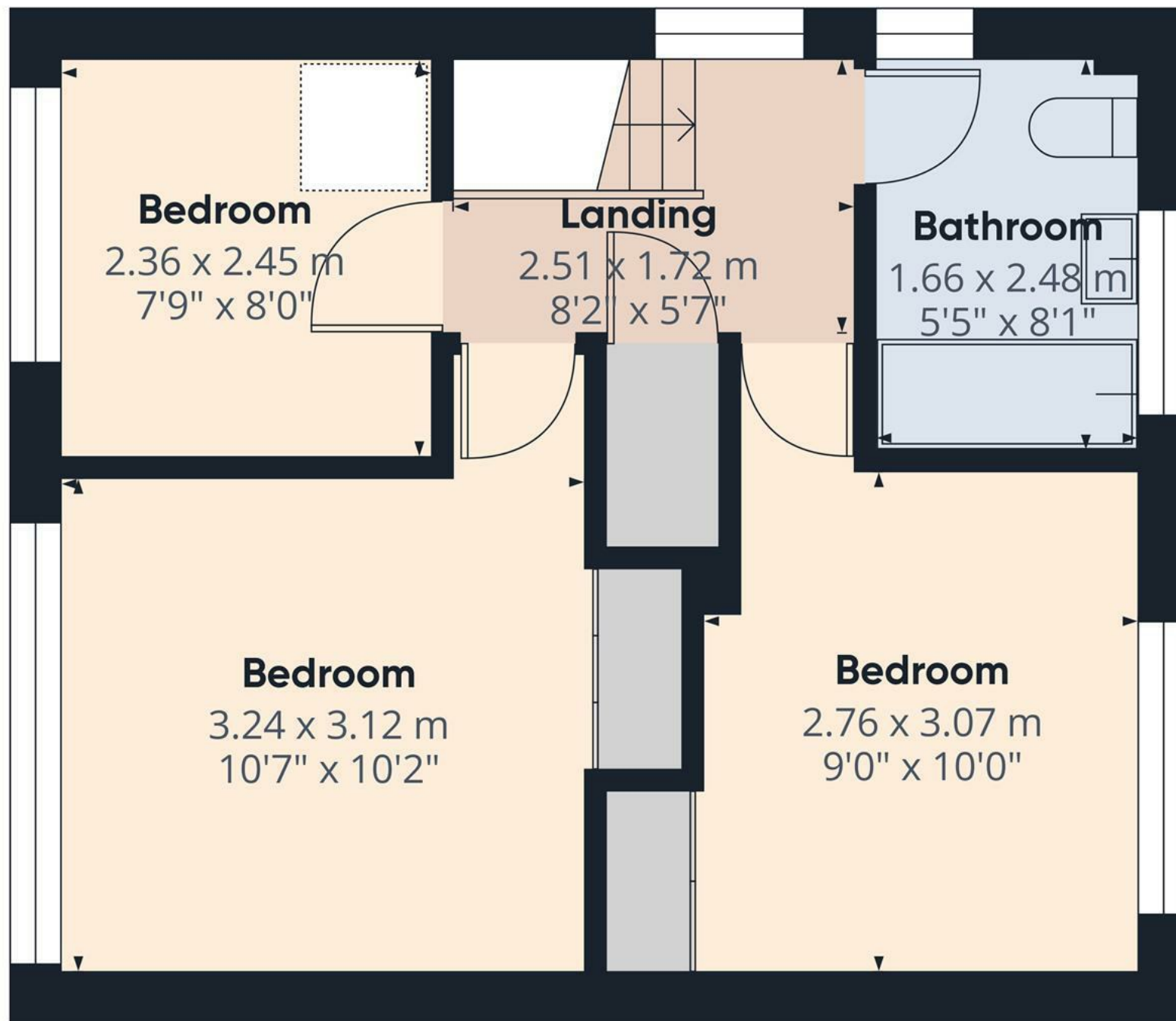
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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

33.85 m<sup>2</sup>  
364.35 ft<sup>2</sup>

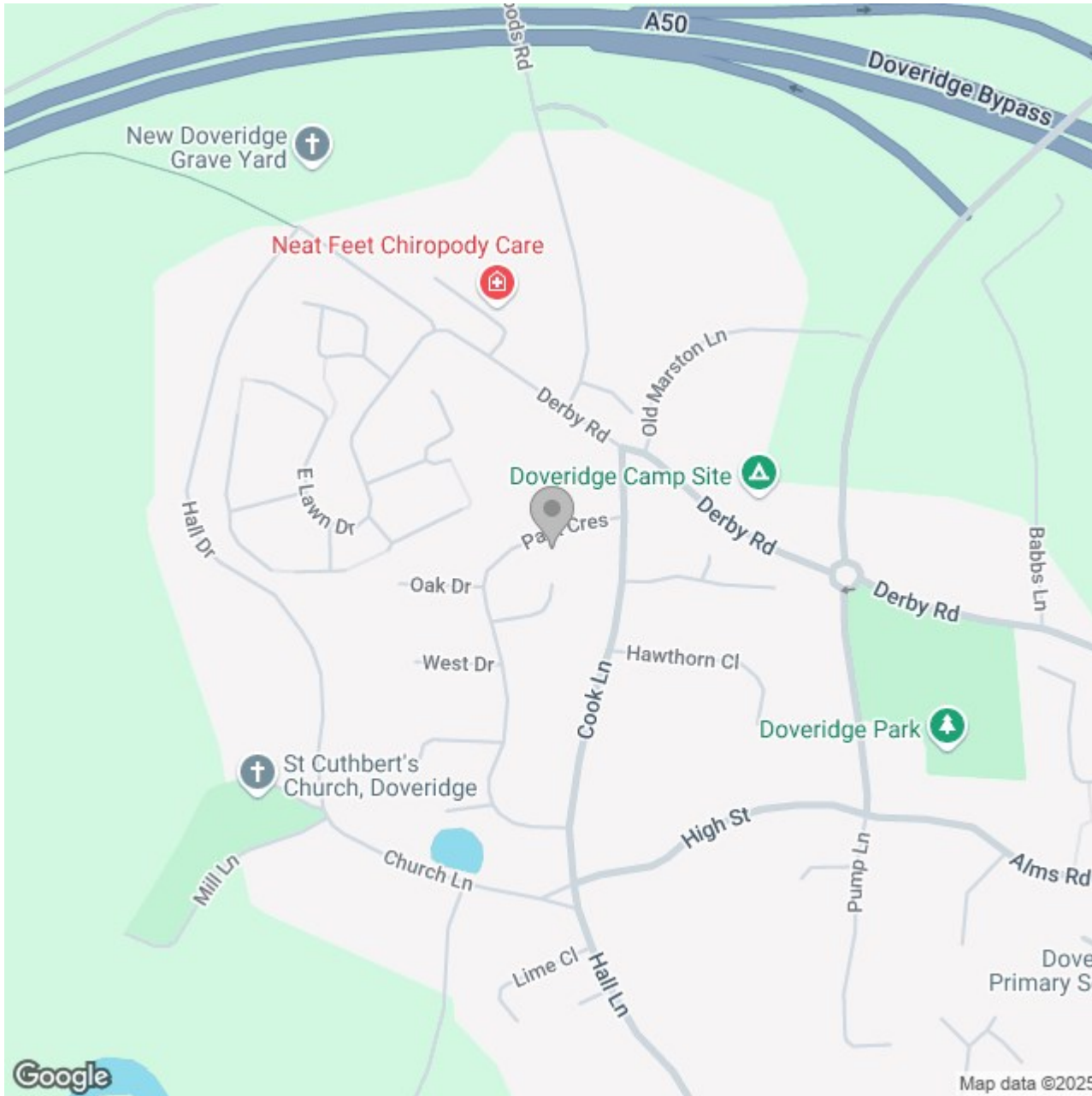
(1) Excluding balconies and terraces

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## Energy Efficiency Rating

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