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This exceptional David Wilson home is a perfect example of show home-style living, boasting a highly sought-after corner plot with an open aspect and picturesque green space to the front and side elevations. Meticulously maintained and upgraded by the current owners, the property has been enhanced with premium upgrades, including luxurious worktops and Amtico flooring throughout, creating a stylish and modern living space at the heart of the home.

Located within the prestigious David Wilson development on the edge of the desirable Doveridge village, the home is within walking distance of a range of local village life amenities, including a First School, public house, sports club, village hall, and a historic church.

To the rear of the property, there is a garage, providing additional storage or parking options.

The property is also conveniently positioned for commuting, with Uttoxeter and Ashbourne both within easy reach, offering a wider selection of amenities. Excellent transport links include the A50 dual carriageway, which connects to the M1 and M6 motorways, as well as providing access to the cities of Derby and Stoke-on-Trent.

Please note that estate charges may apply.



ABODE
SALES & LETTINGS

Hallway

With stairs rising to the first floor, a built-in double storage cupboard with hanging rail and alarm system, a central heating radiator, and a thermostat for the central heating.

Kitchen/Diner

As the hub of the home, this space has been upgraded with luxurious granite worktops, marble tiling and Amtico flooring throughout. The dining area features a double-glazed, bay-fronted window to the front elevation and a central heating radiator.

In the kitchen area, double-glazed UPVC French doors open onto the patio, complementing a selection of matching wall and base units with elegant drop-edge granite preparation surfaces. The kitchen is fully equipped with an induction hob beneath a stainless steel extractor, an inset stainless steel sink with a mixer tap and moulded drainer, an integrated dishwasher, fridge, and freezer, as well as an eye-level oven and grill. A door leads through to the utility room for added convenience.

Cloaks/W.C.

With a UPVC double-glazed frosted window to the side elevation, Amtico flooring throughout, a low-level WC with a continental flush, a wash hand basin with a mixer tap and tiled splashback, a central heating radiator, spotlighting to the ceiling, and a towel rail.



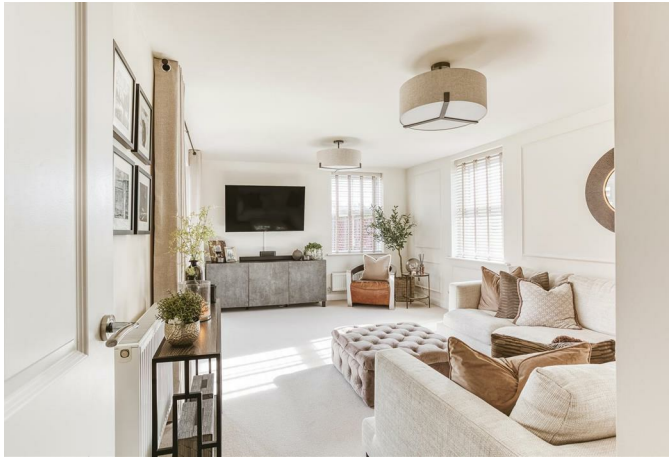
Lounge

Featuring triple-aspect views to both the side and rear elevations, a set of UPVC double-glazed French doors with adjoining glazed units leading to the patio, panelling to the walls, a TV aerial point, and two central heating radiators.

Study

With a UPVC double-glazed window to the front elevation, Amtico flooring throughout, and a central heating radiator.







Utility Room

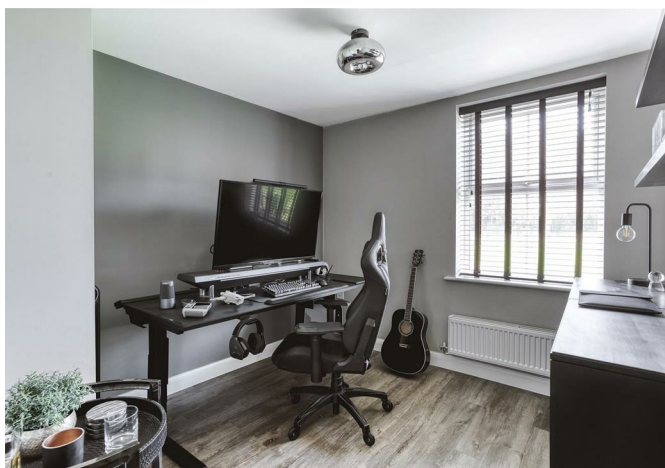
With a composite double-glazed frosted door to the rear elevation, Karndean flooring throughout, integrated washing machine, a range of matching base and eye-level storage cupboards with drop-edge work surfaces, plumbing and space for undercounter white goods, and an extractor fan.

Landing

With access to loft space via a loft hatch, a central heating radiator, an airing cupboard housing the pressurised hot water system with eye-level shelving, panelling to the lower walls, a smoke alarm, and internal doors leading to:

Bedroom One

Featuring dual-aspect views to both side elevations with two UPVC double-glazed windows, a central heating radiator, a thermostat, and a range of built-in fitted wardrobes with LED downlighting, sliding mirrored doors, hanging rails, and shelving. An internal door leads to:



En-suite

With a UPVC double-glazed frosted window to the rear elevation, featuring a three-piece shower suite comprising a low-level WC with a continental flush, a pedestal wash hand basin with a mixer tap, and a double shower cubicle enclosure with a sliding glass screen and complementary tiling to the walls. Additional features include a chrome heated towel radiator, an extractor fan, spotlighting to the ceiling, and a shaving point.

Bedroom Two

Featuring dual-aspect views with two UPVC double-glazed windows to both the front and side elevations, a central heating radiator, panelling to the walls, and a built-in storage cupboard.

Bedroom Three

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

Bedroom Four

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

Bathroom

With a UPVC double-glazed frosted window to the front elevation, featuring a four-piece family bathroom suite comprising a low-level WC with a continental flush, a panelled bath unit with a mixer tap and complementary tiling surround, a vanity wash hand basin with a mixer tap, and a shower cubicle with LED lighting. Additional features include complementary tiling to the walls, a chrome heated towel radiator, and an extractor fan.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

158.79 m²

1709.21 ft²

Reduced headroom

0.83 m²

8.95 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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