ABODE
SALES & LETTINGS

Derby Road, Doveridge, Derbyshire, DE6 5JU

Asking Price £600,000

https://www.abodemidlands.co.uk

Included in the Sale: Hot Tub, Seating Area & Granite Bar

Situated on the edge of a highly desirable village, this impressive detached home is offered with **no upward chain and vacant possession**. Ideally located close to local amenities, countryside walks and excellent transport links via the A50, MI and M6.

Arranged over three floors, the spacious property boasts five bedrooms, three bathrooms, a luxurious master suite, and an open-plan kitchen/dining area with granite worktops and integrated appliances. Additional living spaces include a lounge with log-burning stove, conservatory and extended garden room.

A bespoke, insulated timber summer house provides the perfect home office or retreat, while the impressive upper-floor leisure area features a Jacuzzi/media space, wet room and bi-fold doors opening onto a covered entertaining area.

Externally, landscaped gardens, a double-width driveway and a private outdoor entertaining space complete this exceptional family home, offering a fantastic blend of character, luxury and versatile living.

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Hallway
Accessed via a composite double glazed front entrance door, the hallway features elegant oak panelled flooring throughout and a staircase rising to the first floor with a useful under-stairs storage area. Additional features include a central heating radiator, smoke alarm, and stylish internal oak-framed glass panel doors leading to the main ground floor accommodation.

Kitchen/Diner
A beautifully appointed open plan kitchen and dining area, centred around a uPVC double glazed bay window to the front elevation and finished with oak panelled flooring throughout. The contemporary kitchen is fitted with granite worktops, including a central breakfast island incorporating a stainless steel sink with carved drainer, chrome mixer tap, and breakfast bar seating.

The remainder of the kitchen offers a comprehensive range of matching base and eye-level storage cupboards and drawers with LED downlighting and under-cabinet lighting, granite worktops, and LED kickboard lighting. Integrated appliances include a dishwasher, wine cooler, Rangemaster five-ring cooker with oven and grill, integrated microwave, and a one-and-a-half stainless steel sink with spray mixer tap. There is additional space for freestanding white goods. Further benefits include a TV aerial point, ceiling spotlights, and a central heating radiator.

Lounge
This inviting reception room boasts oak panelled flooring throughout and a charming cast iron log-burning stove set within a brick-tiled hearth with timber mantle, providing a striking focal point. Natural light floods the room via a uPVC double glazed window to the front and an additional side window. To the rear, twin sets of uPVC double glazed French doors offer seamless access to both the rear dining area and the conservatory.

Conservatory
A delightful additional living space, featuring complementary tiled flooring, an old-school style central heating radiator, and uPVC double glazed windows to the front, rear, and side elevations. A further set of uPVC double glazed French doors lead directly to the side patio, enhancing the flow between indoor and outdoor living.

Rear Reception
A versatile and spacious addition to the home, the garden room is finished with tiled flooring throughout and benefits from two old-school style central heating radiators. Flooded with natural light from four uPVC double glazed windows to the side and rear elevations, as well as two ceiling-mounted double glazed skylights. Additional features include ceiling spotlights and a composite rear entry door, with internal doors leading to a shower room, utility room, pantry cupboard and family room.

Shower Room
Stylishly appointed with a modern three-piece suite comprising a low-level WC, glass wash basin with mixer tap, and a walk-in double shower cubicle with rainwater showerhead. Complementary tiling to both floors and walls enhances the space, alongside a Milano Windsor central heating radiator, spot lighting to ceiling, integrated extractor fan, and a uPVC double glazed frosted window to the front elevation.

Utility Room
Well-equipped with complementary tiling to floor and wall coverings, the utility space includes a range of matching base and eye-level storage units with granite-effect roll-top work surfaces and tiled splashbacks. Also featuring a 1.5 stainless steel sink and drainer with mixer tap, plumbing and space for freestanding under-counter appliances, ceiling spotlights, a light tunnel, and built-in cupboards—one housing the oil-fired central heating boiler.

Family Room
A cosy yet spacious living area with oak panelled flooring throughout, a central heating radiator, TV aerial point, telephone point, and ceiling spotlights. A set of uPVC double glazed French doors with adjoining glazed panels to the side elevation open directly into the garden, providing excellent natural light and a seamless connection to outdoor space.

First Floor Landing
Accessed via a staircase from the ground floor, the first-floor landing features a uPVC double glazed window to the front elevation, central heating radiator, and staircase rising to the second floor. Internal timber panelled doors provide access to the bedrooms and bathroom.

Bedroom One
A generously sized principal bedroom with a uPVC double glazed window to the front elevation, oak panelled flooring, central heating radiator, and smoke alarm. Access to:

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En-suite
Fitted with a three-piece suite comprising a low-level WC, wash basin with mixer tap, and a P-shaped Jacuzzi bath with shower over and glass screen. Complementary tiling enhances the walls, with a Milano Windsor central heating radiator, spotlighting to the ceiling, a uPVC double glazed window to the rear, and a useful airing cupboard with eye-level shelving.

Bedroom Two
A spacious double room with uPVC double glazed windows to both the front and side elevations. Features include a range of built-in storage with eye-level shelving and hanging rails (with curtain fronts), a telephone point, and central heating radiator.

Bedroom Three
With uPVC double glazed windows to the rear and side elevations, this bedroom benefits from a TV aerial point and central heating radiator.

Family Bathroom
A beautifully appointed four-piece suite comprising a freestanding roll-top bath with claw feet and chrome showerhead fitting, a walk-in double shower with rainwater showerhead and complementary tiling, a low-level WC, and a wash basin with chrome fittings. Additional features include a Milano Windsor central heating radiator, towel rail, spot lighting to the ceiling, and a uPVC double glazed window to the rear elevation.

Second Floor Landing
With spot lighting to the ceiling and internal timber panelled doors leading to:

Bedroom Four
A charming double bedroom with a Velux double glazed window (with built-in blind) offering far-reaching agricultural views. Includes two built-in eaves storage cupboards, central heating radiator, and an original stained glass window adding character to the space.

Bedroom Five
Also enjoying open field views via a Velux double glazed window with built-in blind, this fifth bedroom includes two built-in eaves storage cupboards, a central heating radiator, and a TV aerial point.

W.C.
Fitted with a low-level WC with continental flush and spot lighting to the ceiling.

Annex
This superb and versatile space offers a multitude of lifestyle uses, currently configured as a Jacuzzi and media entertaining zone (Jacuzzi not included). Attached to the main residence, the building presents a fantastic opportunity for conversion into a gym, home office, studio, or leisure suite—ideal for the discerning buyer seeking flexible accommodation.

The main entertaining area is beautifully appointed with tiled flooring throughout, uPVC double glazed windows to both the front and rear elevations, and expansive bi-fold double glazed doors to the side, seamlessly connecting to a stylish outdoor entertaining space with an open canopy. A striking double glazed roof lantern floods the room with natural light, while two central heating radiators, a TV aerial point, and thermostat offer comfort and practicality. A built-in storage cupboard discreetly houses the central heating boiler.

W.C.
A modern cloakroom with tiled flooring, low-level WC, floating wash hand basin with mixer tap, heated towel radiator, and built-in storage cupboard housing the consumer unit. Additional features include an extractor fan and a uPVC double glazed frosted window to the side elevation.

Wet Room
Complementing the Jacuzzi area, the wet room is fully tiled to both the floor and walls and includes a rainwater showerhead, towel radiator, spotlighting to ceiling, and a uPVC double glazed frosted window to the side elevation.

AML Disclaimer -
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General
Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

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Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

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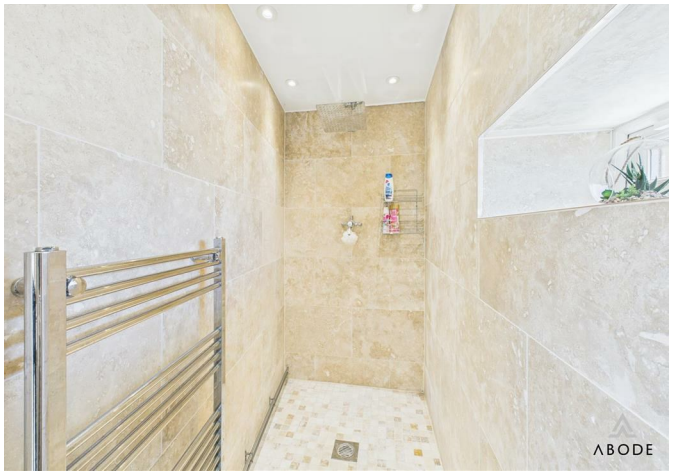
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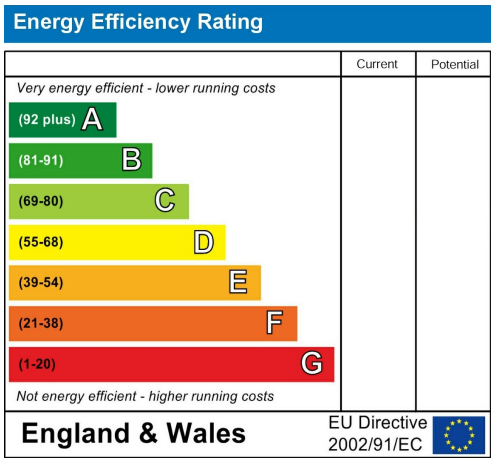
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

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Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

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Approximate total area(1)

270.8 m²

2918 ft²

Balconies and terraces

13.3 m²

143 ft²

Reduced headroom

3.6 m²

39 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 are based on RICS IPMS 3C standard.

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Floor 0 Building 1

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Approximate total area(1)

143.9 m²

1550 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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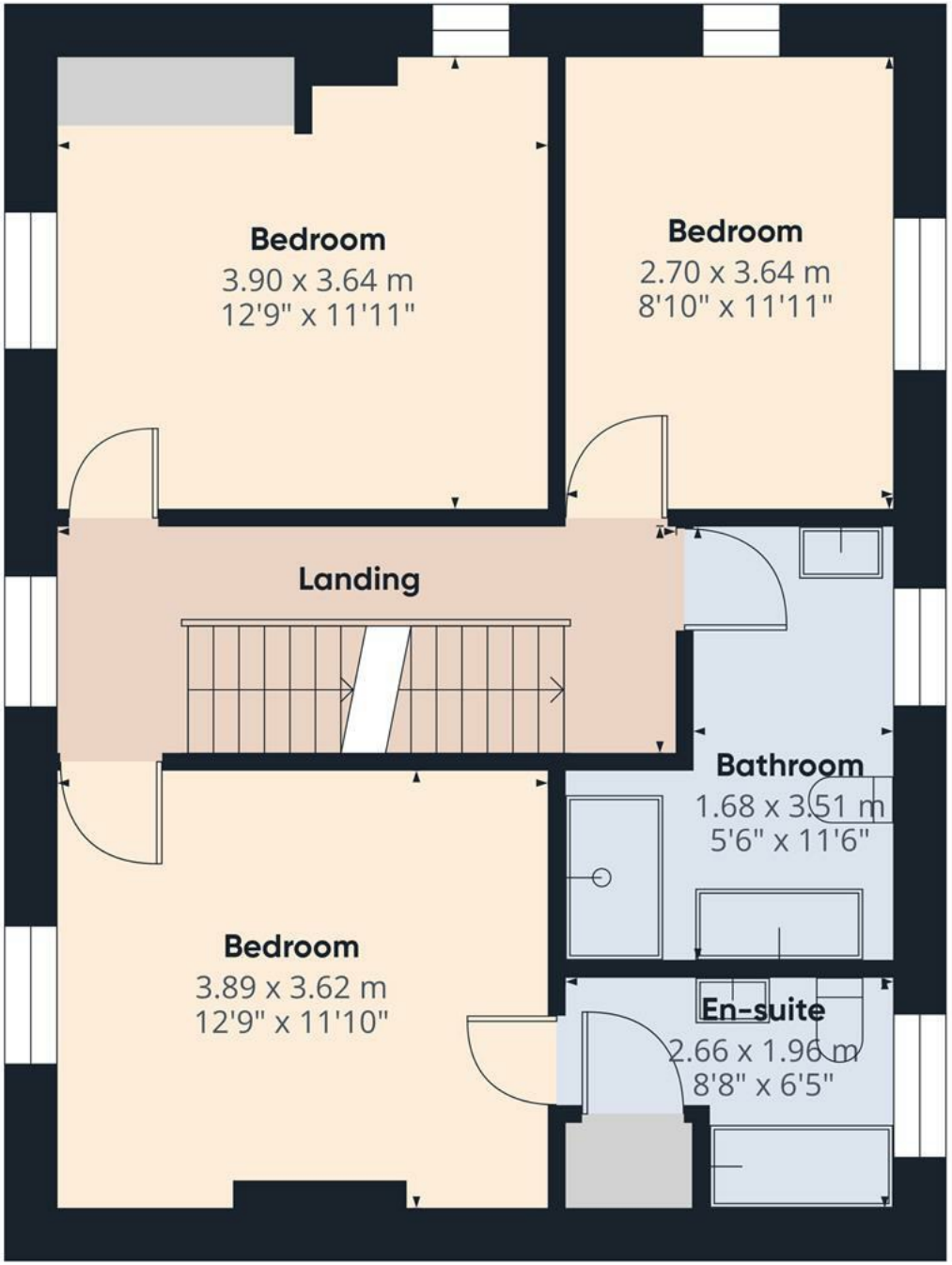

Floor 1 Building 1

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Approximate total area(1)

56.4 m²

608 ft²

(1) Excluding balconies and terraces

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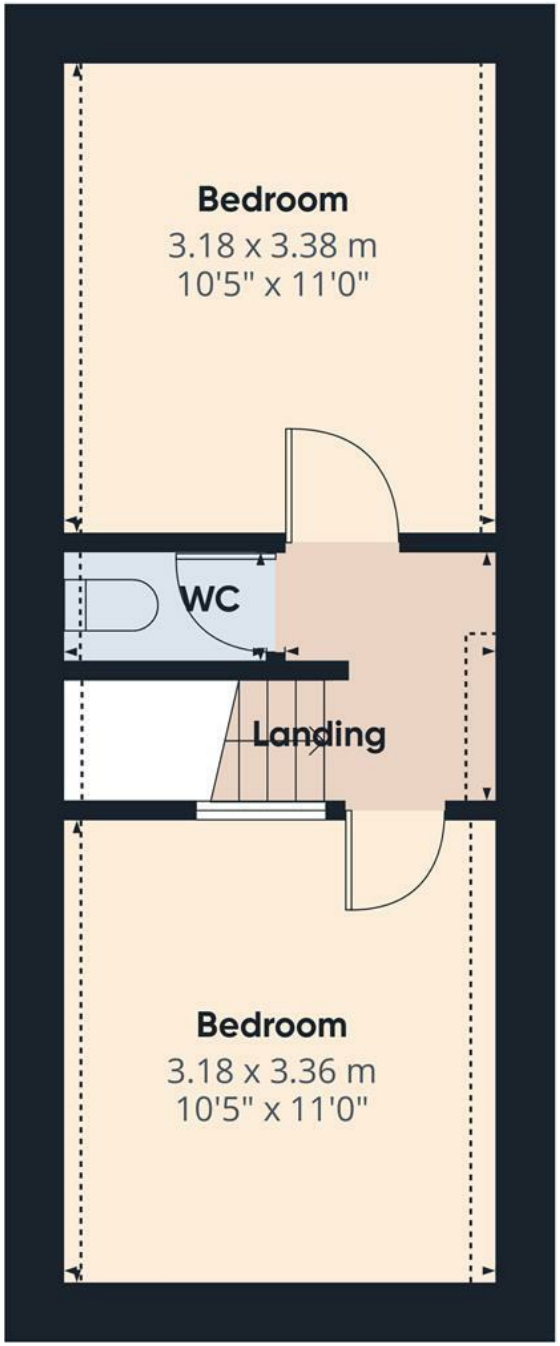

Floor 2 Building 1

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Approximate total area(1)

24.9 m²

268 ft²

Reduced headroom

2.3 m²

25 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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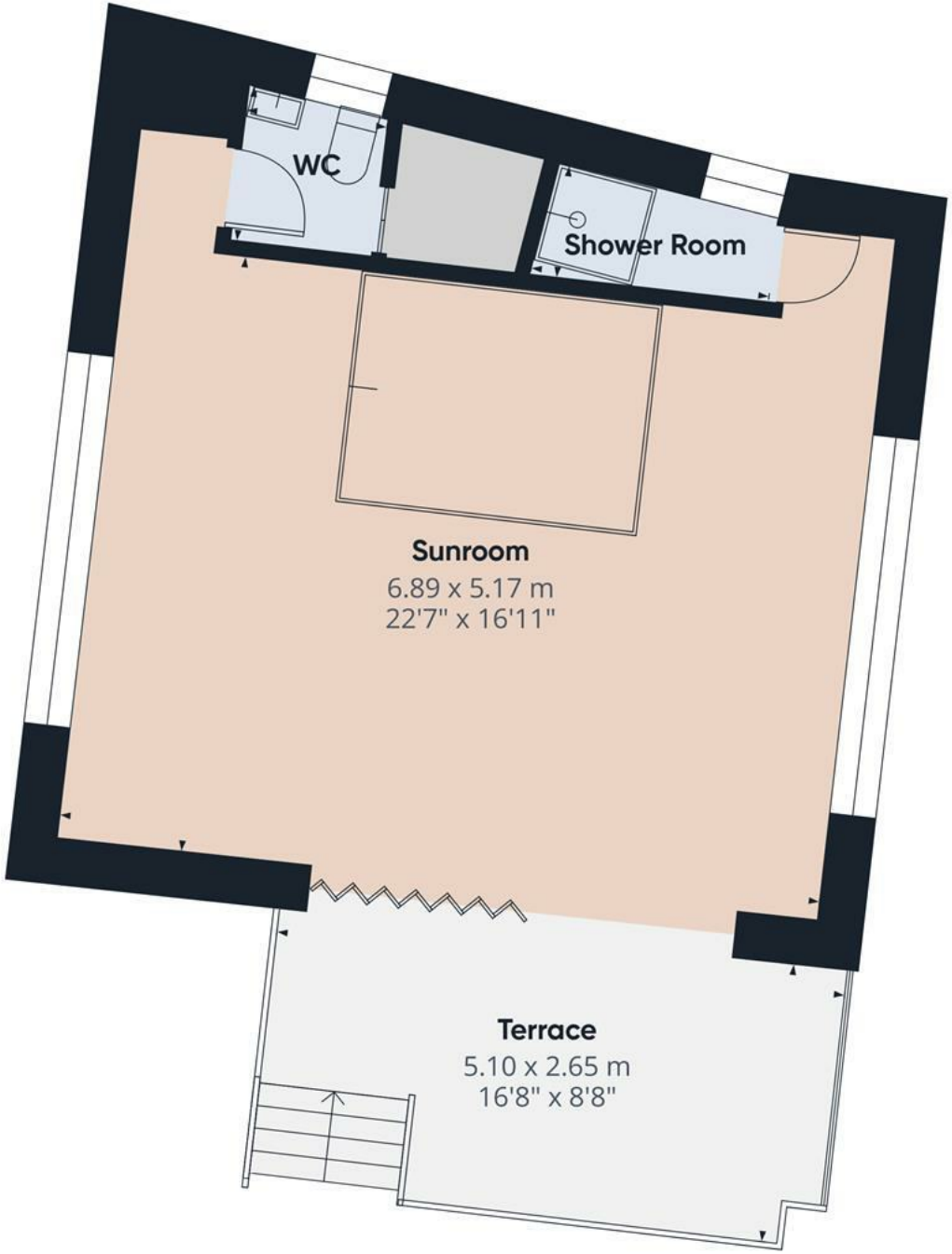

Floor 0 Building 2

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Approximate total area(1)

45.6 m²

491 ft²

Balconies and terraces

13.3 m²

143 ft²

(1) Excluding balconies and terraces

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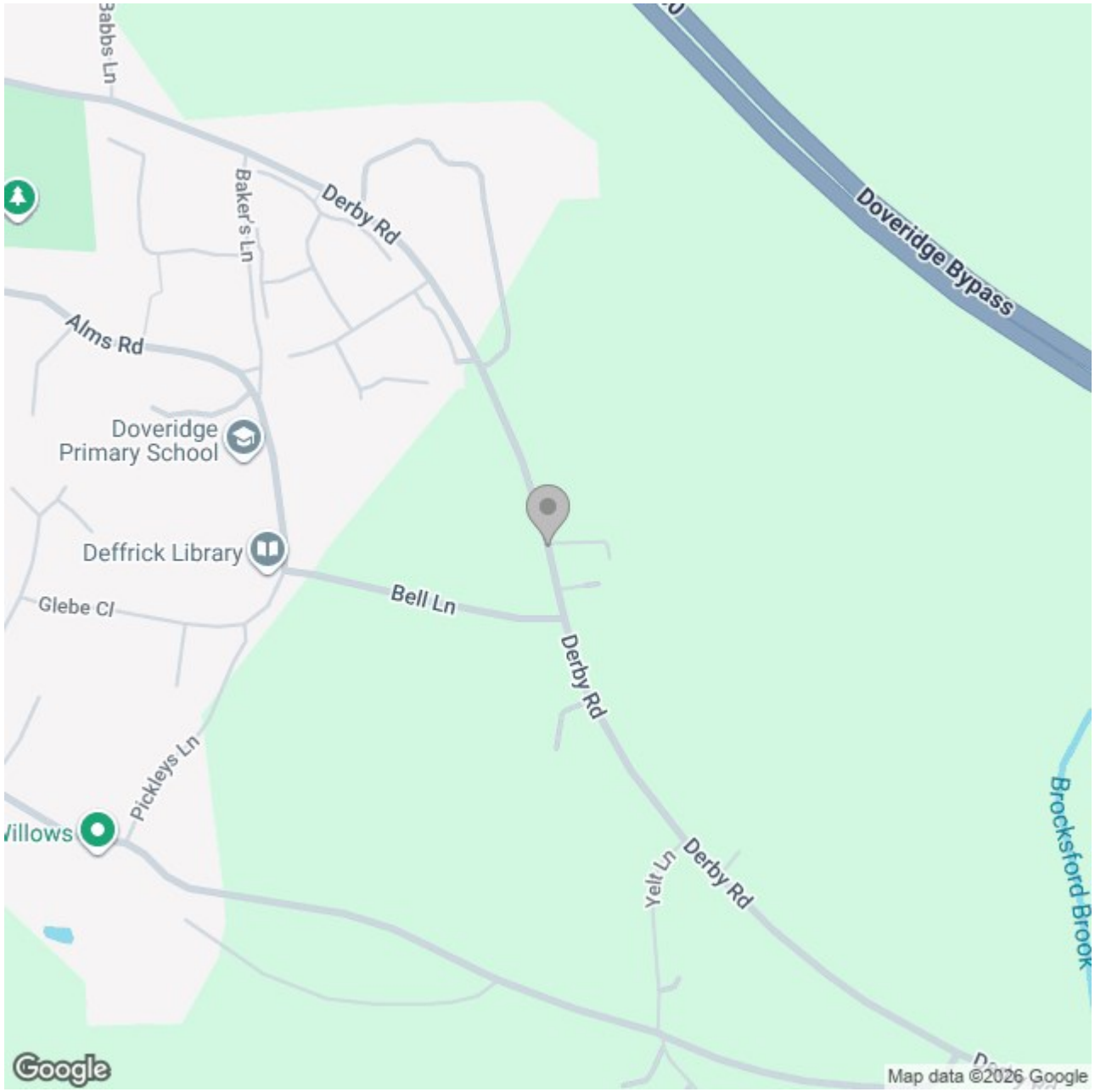

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