





\*Overlooking small woodland and green space, viewing recommended.

Abode are delighted to bring to market this modern three-bedroom home, set in the sought-after village of Doveridge and occupying an enviable, non-overlooked position with views over beautifully landscaped lawn gardens. The property is well presented throughout and benefits from gas central heating, full UPVC double glazing, and a contemporary interior design.

The ground floor features a welcoming entrance hall with cloakroom/WC and a spacious living room with under-stairs storage. An inner hall leads through to the attractive dining kitchen, which is superbly equipped with a full range of integrated appliances and French doors opening onto the rear garden.

Upstairs, the master bedroom includes fitted wardrobes and a stylish en suite shower room, while a further double bedroom and a versatile third bedroom (ideal as a study) are served by a modern family bathroom.

Externally, the property offers an attractive fore garden, an enclosed rear garden with patio and lawn. Two allocated parking spaces are provided in the adjacent courtyard.

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Estate Charges Apply: £280 a year (2 payments in the year of £140)



## Hallway

Entered via a composite front door, the hallway includes a central heating radiator, coat hooks, doorbell chime, smoke alarm and access to the cloakroom WC.

## Cloakroom WC

Fitted with a low-level WC, floating wash hand basin with tiled splashback, central heating radiator, ceiling spotlighting and extractor fan.

## Lounge

A spacious living area with front-facing UPVC double glazed window, two central heating radiators, telephone point, TV aerial point, and a useful understairs storage cupboard housing the electrical consumer unit and fibre connection point.

## Inner Hallway

With central heating radiator, smoke alarm, staircase rising to the first floor, and access to the kitchen diner.

## Kitchen Diner

A bright and sociable space with UPVC double glazed window and French doors with built-in blinds opening to the rear garden. The kitchen is fitted with matching base and eye-level units with drop-edge preparation surfaces and complementary splashback. Integrated appliances include a stainless steel sink with mixer tap, stainless steel gas hob with extractor, oven and grill, fridge, freezer, dishwasher, and washing machine. The central heating combination gas boiler is also housed within this room.

## Landing

Providing loft access via hatch, storage cupboard, smoke alarm, and access to all bedrooms and bathroom.



## Bedroom One

A rear-facing double bedroom with UPVC double glazed window offering views over the lake gardens, central heating radiator, built-in mirrored wardrobes with hanging rails, TV aerial point, and internal door to the ensuite.

## Ensuite

A modern three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and double shower cubicle with sliding glass screen. Finished with complementary tiling, frosted UPVC window, heated towel radiator, extractor fan, and shaving point.







### Bedroom Two

A front-facing bedroom with UPVC double glazed window and central heating radiator.

### Bedroom Three

Another front-facing bedroom with UPVC double glazed window and central heating radiator.

### Bathroom

A contemporary family bathroom with frosted UPVC double glazed window. Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and bath with mixer tap. Complementary tiling, heated towel radiator, and extractor fan complete the room.

### Estate Charges

Please note: estate green charges apply.





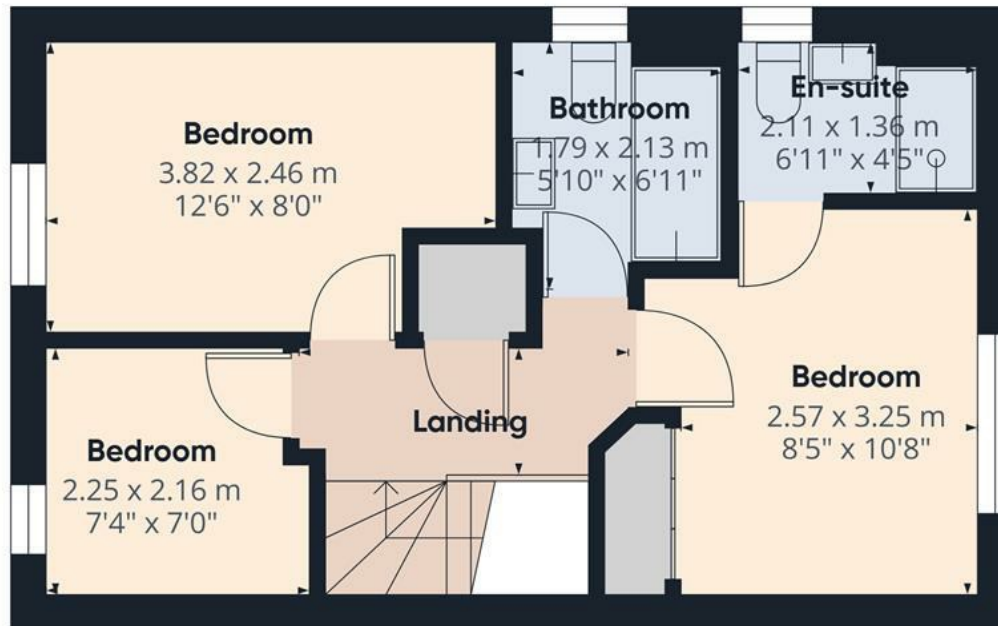








Floor 0



Floor 1

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

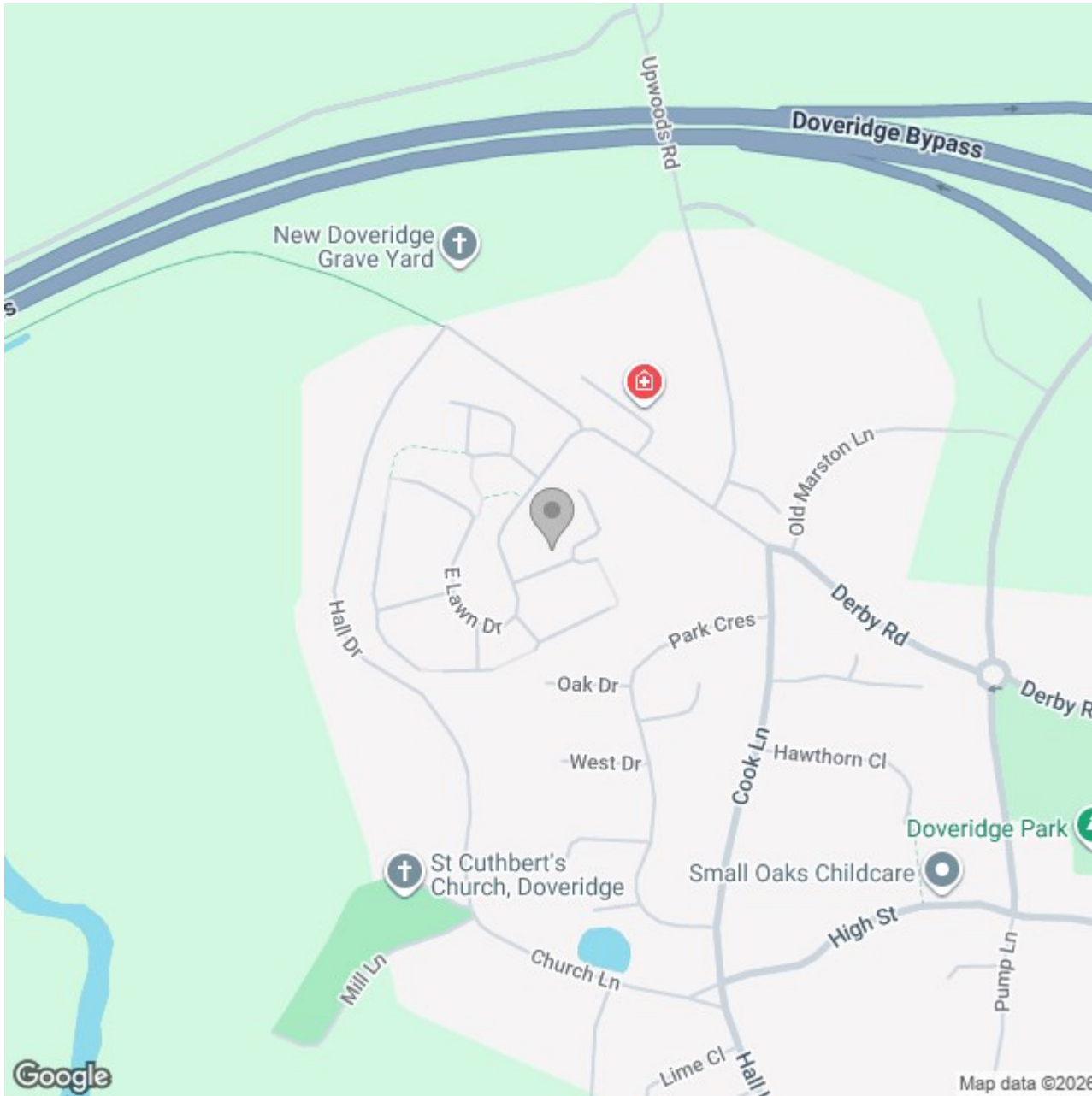
69 m<sup>2</sup>

745 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>77</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	