





An exceptional three-bedroom traditional cottage positioned on the edge of the highly sought-after village of Doveridge, enjoying open countryside views to the rear. Beautifully presented throughout and thoughtfully arranged over three floors, this charming home blends character features with stylish modern living, making it ideal for first-time buyers, families, or those looking to downsize without compromise.

The property benefits from spacious and versatile accommodation, a stunning open-plan living dining kitchen, two bathrooms including an ensuite to the principal bedroom, a generous rear garden, and off-road parking.



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## Hall

A welcoming entrance hall accessed via a composite front door, featuring stairs rising to the first floor and oak internal doors leading into the main living accommodation.

## Lounge

A cosy yet spacious front-facing lounge filled with character and warmth. A feature chimney breast creates an attractive focal point, complemented by fitted shelving and cupboards to either side. A charming log burner sits on a brick hearth beneath a timber mantel, providing the perfect setting for relaxing evenings and a bespoke radiator complete the space.

## Living/Dining Kitchen

The heart of the home is the impressive open-plan living and dining space, designed for both everyday family living and entertaining. A striking cast range fireplace is set within the chimney breast, adding further charm and character to the room. Oak doors lead to a practical understairs laundry area and a convenient downstairs WC.

A beautifully appointed contemporary kitchen fitted with an extensive range of base and wall units, finished with elegant quartz worktops and a matching peninsula breakfast bar. Features include an inset sink positioned beneath windows overlooking the rear garden and surrounding countryside, integrated dishwasher, electric hob with stainless steel extractor, electric oven, and space for a fridge freezer. A uPVC double-glazed door provides direct access to the patio and garden while allowing plenty of natural light to flood the space. While the dining area has an original stove unit and bespoke radiators



## Utility

The utility room offers an ideal space for cloaks and additional storage, with provision for both freestanding and under-counter white goods. Features include a rolled-edge work surface, central heating radiator, and coat storage.

## W.C.

A useful ground-floor cloakroom fitted with modern sanitary ware, conveniently positioned off the living area, with a floating wash hand basin, low level WC and a central heating radiator







### First Floor Landing

The first-floor landing features an attractive timber slatted feature wall and provides access to two bedrooms, the family bathroom, and stairs rising to the second floor, a central heating radiator and smoke alarm complete the space.

### Bedroom One

A delightful rear-facing principal bedroom enjoying stunning far-reaching countryside views through double Juliette-style windows with fitted shutters. The room also benefits from a stylish ensuite shower room.

### En-suite

A modern ensuite fitted with a contemporary suite including a spacious double shower cubicle with electric shower, central heating radiator, bespoke wash hand basin, low level WC, extractor fan and spit lighting to ceiling

### Bedroom Two

A generously sized double bedroom offering flexible accommodation, with a double glazed window having built in shutter blinds, ideal as a guest room, children's bedroom, or home office

### Family Bathroom

A beautifully finished family bathroom fitted with a modern white suite comprising a panelled bath with mixer shower over and glazed shower screen, bespoke wash hand basin, low level WC, chrome heated towel radiator and extractor fan complete the space.

### Bedroom Three

Located on the second floor and accessed via staircase with a central heating radiator, opening up to a spacious double bedroom features skylight windows to both the front and rear elevations, allowing natural light throughout the room. Useful eaves storage cupboards provide additional practicality.

### Garden

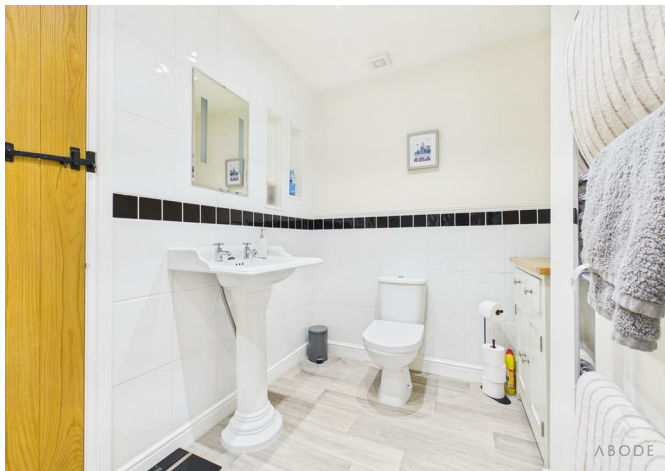
The enclosed rear garden has been thoughtfully designed to create excellent outdoor living space. A paved patio provides the perfect setting for outdoor dining and entertaining, leading onto a lawned garden with raised gravel borders planted with shrubs. At the far end of the garden, a decked seating area enjoys peaceful views across the adjoining fields.

To the front of the property, a gravelled driveway provides convenient off-road parking.

### Location

Situated in the desirable village of Doveridge, the property is within walking distance of a variety of local amenities including a first school, village hall, sports club, tennis courts, bowling green, public house, and picturesque church. Surrounded by beautiful countryside walks, the location also offers excellent commuter links to Uttoxeter, Ashbourne, Derby, Stoke-on-Trent, the A50, M1, and M6 motorway networks.





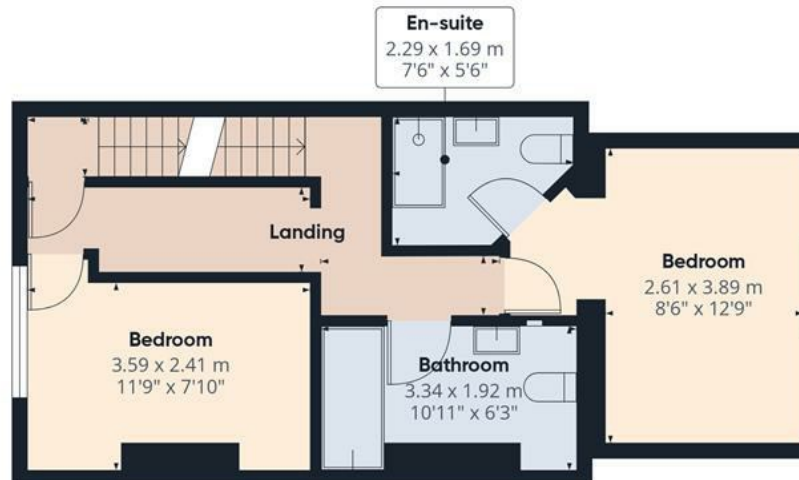




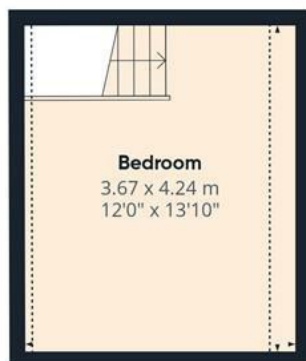




Floor 0



Floor 1



Floor 2



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

91 m<sup>2</sup>  
980 ft<sup>2</sup>

Reduced headroom

2.5 m<sup>2</sup>  
27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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