





Situated within a peaceful cul-de-sac position in the highly sought-after and picturesque village of Doveridge, this spacious three-bedroom semi-detached home offers generous living accommodation, beautiful gardens and excellent outdoor space.

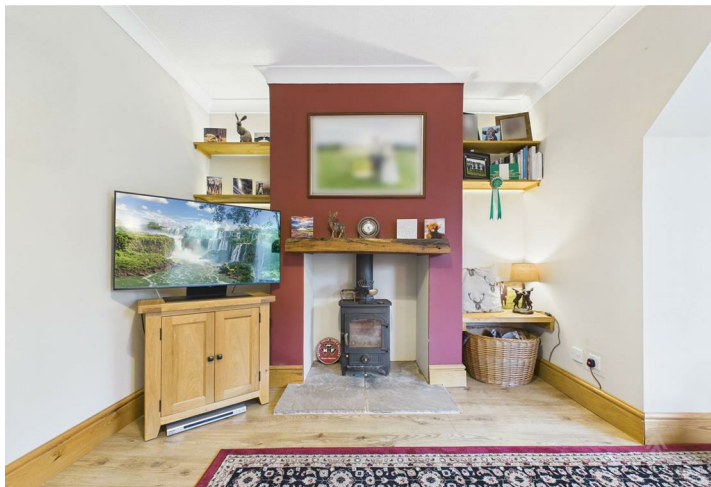
The property is ideally located within walking distance of the village's excellent amenities, including the village first school, sports clubs, St Cuthbert's Church and the popular Cavendish Arms public house.

Internally, the accommodation comprises a welcoming entrance hallway, spacious lounge with patio doors opening onto the rear garden, separate dining room, fitted kitchen with pantry, utility room and ground-floor WC. To the first floor are three well-proportioned bedrooms, all benefiting from fitted storage, together with a stylish modern shower room.

The property has also been enhanced by newly installed UPVC windows to the front elevation, improving both its appearance and energy efficiency.

Externally, the home occupies a generous plot with an extensive gravelled driveway providing ample off-road parking for multiple vehicles. A covered carport leads to a useful attached store, ideal for garden equipment, bicycles and additional household storage. The attractive rear garden is a particular feature, offering a substantial paved patio, well-maintained lawn, mature hedging and established trees, creating a private and secluded setting perfect for entertaining, relaxing and family enjoyment.

A wonderful opportunity to acquire a spacious family home in one of the area's most desirable villages, combining countryside living with everyday convenience.



Hallway

Entered via a UPVC double-glazed front entrance door with two UPVC double-glazed windows to the front elevation, the welcoming hallway features attractive oak-effect flooring throughout and a central heating radiator. A dog-leg staircase rises to the first-floor landing, with a useful understairs storage area. Additional features include a smoke alarm and internal doors leading to the principal ground-floor accommodation.

Dining Room

A bright and spacious reception room featuring oak-effect flooring throughout, a central heating radiator, and a UPVC double-glazed window to the rear elevation.

Lounge

A well-presented lounge featuring oak-effect panelled flooring throughout, a central heating radiator, and a UPVC double-glazed window to the side elevation. UPVC double-glazed patio doors provide direct access to the rear garden, allowing for an abundance of natural light. The room is finished with coving to the ceiling and a fitted smoke alarm. Please note that the log burner is not included in the sale.

Kitchen

Fitted with a range of matching wall and base units incorporating drawers and complementary work surfaces. Integrated appliances include a one-and-a-half bowl stainless steel sink and drainer with mixer tap, built-in oven and grill, and a hob with stainless steel splashback. Further benefits include a UPVC double-glazed window to the front elevation, spotlighting to the ceiling, space and plumbing for additional under-counter appliances, a thermostat, and an internal glazed door leading to the pantry.



Pantry

A useful additional storage space with a UPVC double-glazed window to the front elevation and a range of base-level and wall-mounted shelving, providing excellent storage solutions.

Utility Room

A practical utility space fitted with base-level storage units and wood-block effect work surfaces incorporating a Belfast-style ceramic sink with mixer tap. There is space for additional freestanding and under-counter appliances, a central heating radiator, ceiling spotlights, and a UPVC double-glazed window to the side elevation. An internal latch-panel door leads to the WC.







W.C.

Comprising a low-level WC and wash hand basin with mixer tap. Additional features include a chrome heated towel radiator, ceiling spotlights, a UPVC double-glazed frosted window to the side elevation, and the electrical consumer unit.

Landing

With access to the loft space via a loft hatch, smoke alarm, and internal doors leading to all first-floor rooms.

Bedroom One

A generous principal bedroom enjoying pleasant views over the rear garden through a UPVC double-glazed window. The room benefits from a central heating radiator, fitted dressing table, and an extensive range of built-in wardrobes and overhead storage cupboards with hanging rails and shelving.

Bedroom Two

A well-sized double bedroom with a UPVC double-glazed window overlooking the rear garden, central heating radiator, and a built-in wardrobe providing hanging and shelving space.

Bedroom Three

Featuring a UPVC double-glazed window to the front elevation, central heating radiator, and a fitted range of wardrobes and storage cupboards offering ample storage.

Shower Room

Beautifully appointed with a double shower enclosure featuring sliding glazed doors and a waterfall-style shower head, complemented by attractive wall tiling. The suite also includes a wash hand basin with chrome mixer tap and vanity storage beneath, shaving point, chrome heated towel radiator, and a UPVC double-glazed frosted window to the front elevation.

W.C.

With a UPVC double glazed frosted window to the front elevation, low level WC and wash hand basin with mixer tap.

Outside

Occupying a generous plot, the property enjoys excellent kerb appeal with an extensive gravelled frontage providing ample off-road parking for multiple vehicles. A neatly maintained lawn and mature planting create an attractive approach to the home.

To the side of the property is a covered carport, offering sheltered parking and access to a useful attached store, ideal for garden equipment, bicycles, outdoor furniture and additional household storage.

The rear garden is a particular feature of the property, offering a superb outdoor space for families and entertaining alike. A substantial paved patio provides the perfect setting for al fresco dining and relaxation, overlooking a well-maintained lawn bordered by mature hedging and established trees which create a high degree of privacy and seclusion. At the end of the garden sits a timber garden shed, providing further practical storage. The enclosed garden enjoys a pleasant open aspect and ample space for children to play, gardening enthusiasts to enjoy, or simply to unwind in a peaceful setting.

The combination of extensive parking, covered carport, useful storage facilities and a generous private garden makes this an exceptionally versatile and appealing outdoor space.













Floor 0



Floor 1

Approximate total area⁽¹⁾

96.8 m²

1041 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

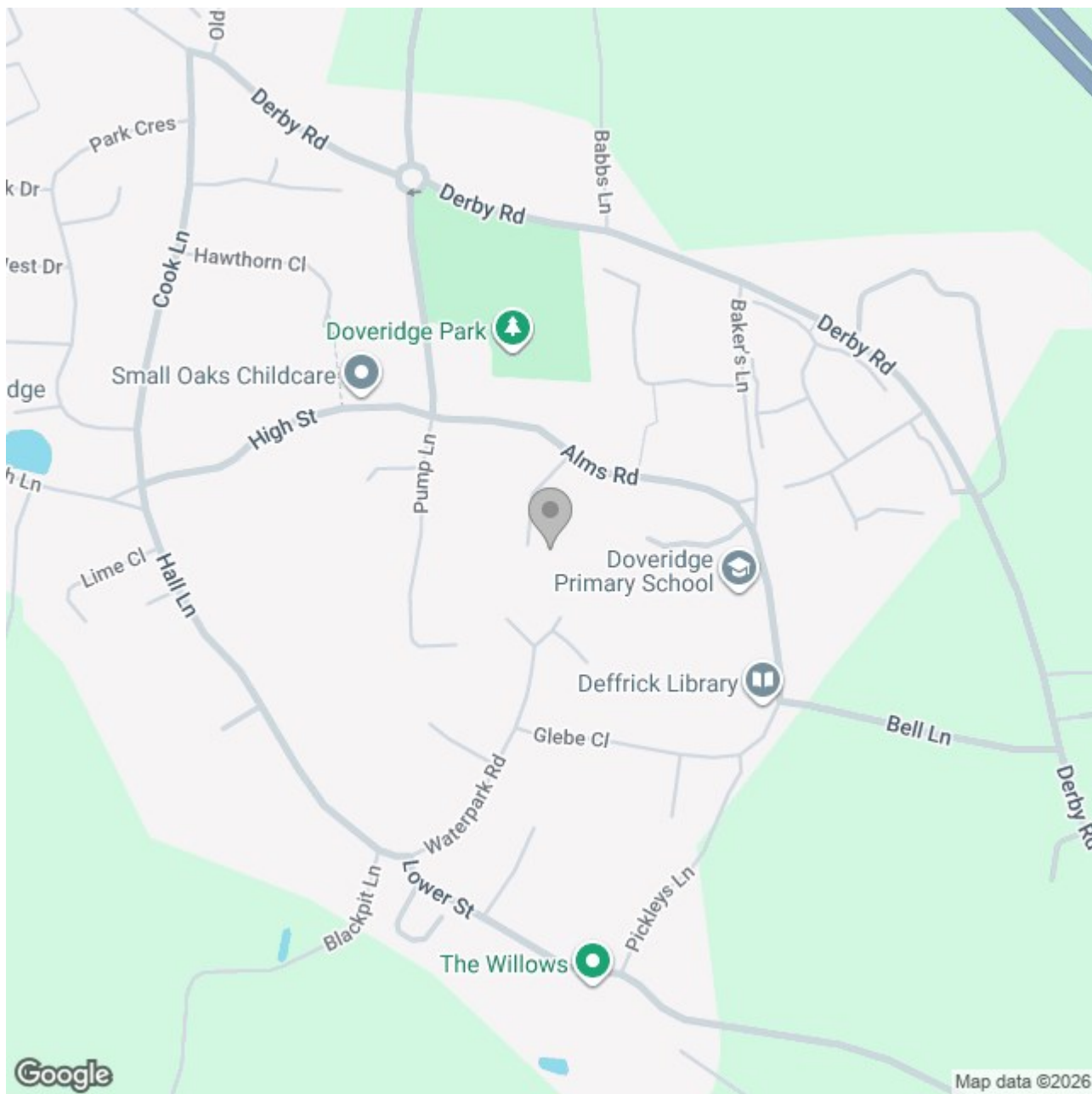
Reduced headroom

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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	