





**\*\* FOUR BEDROOM DETACHED \*\* SECLUDED  
POSITION ON THE DEVELOPMENT \*\* BUILDERS  
WARRANTY IN PLACE \*\* VILLAGE LOCATION \*\* NO  
CHAIN \*\***

Situated on the popular David Wilson estate in the village of Doveridge, stands this contemporary four bedroom detached property. Having a high energy performance, with full UPVC double glazing, central heating and air conditioning system. In brief, the property comprises reception hallway, study, dining room/study, lounge, open plan living/dining kitchen, utility room, four double sized bedrooms with two en-suite shower rooms and separate family bathroom. The double garage has seen a comprehensive upgrade/conversion, creating a highly useful office space with en-suite, utility and store. The property must be viewed to fully appreciate the scope and potential the property has to offer. The rear of the property has a low maintenance garden with stone paving and artificial grass and bespoke garden room included.

The popular village of Doveridge boasts many local amenities, including primary school, village shop/post office, village hall, village, tennis and bowings clubs, pub restaurant and St. Cuthberts Church. The area perfectly suits commuters with easy access to the A50 with its M1 and M6 links. The market towns of Uttoxeter and Ashbourne are also within easy reach, Uttoxeter having good schools, local railway station and sports and leisure facilities. A stones throw from the property are a series of meandering, pleasurable walks through the village and to Uttoxeter.

Internal inspection is highly recommended to fully appreciate the scope of accommodation on offer. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



### **HALLWAY**

With Karndean flooring throughout, central heating radiator, smoke alarm, balustrade staircase rising to the first floor landing with push-close under stairs storage cupboard, thermostat, utility cupboard housing the consumer unit with eye and base level shelving, door entries leading to:

### **CLOAKS/WC**

with tiled flooring throughout, complementary tiling to wall coverings, central heating radiator, low-level WC with continental flush, pedestal wash hand basin with mixer tap and spotlighting to ceiling.

### **LOUNGE**

To the front elevation is a UPVC double glazed bay window to the rear with UPVC double glazed French doors leading to the patio with integrated blinds, two central heating radiators, air-conditioning units, CAT-6 ports and telephone points.

### **DINING ROOM**

Featuring dual aspects to front and side elevations, with a UPVC double glazed bay window to front and UPVC double glazed window to side and two central heating radiators.

### **KITCHEN/DINER**

Featuring triple aspects to both side elevations and rear. To one side has a UPVC double glazed bay window, facing onto the landscaped garden is a UPVC double glazed box bay with French doors and integrated blinds.

Karndean flooring throughout, two central heating radiators, air-conditioning units, TV aerial point, spotlighting to ceiling and down lighting to units. The kitchen features a range of matching base and eye level



hi-gloss storage cupboards and drawers with woodblock effect drop edge preparation work surfaces. A range of integrated appliances includes a six ring stainless steel AEG gas hob and matching extractor hood, 1 1/2 stainless steel sink and drainer with spray mixer tap, AEG oven and grill, fridge and freezer, dishwasher, door entry leading to:





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





### UTILITY ROOM

With a composite obscured glass door leading to the rear patio, Karndean flooring throughout, the refitted utility features matching base and eyelevel storage cupboards and drawers with woodblock effect drop edge preparation work surfaces, display cabinet units, pan drawers and cutlery drawers with soft close, pull-out larder cupboards and carousel units, inset stainless steel sink and drainer with mixer tap, electric socket points with built-in USB ports, central heating radiator, extractor fan, coat hooks, carbon monoxide detector, in housing is the central heating gas boiler.



### LANDING

With access into loft space via loft hatch, central heating radiator, smoke alarm, airing cupboard housing the pressurised hot water system, door entries leading to:

### MASTER BEDROOM

With UPVC double glazed windows to both side elevations, central heating radiator, TV aerial point, air-conditioning system, thermostat, range of built-in fitted double and single wardrobes complete with hanging rails, internal door leading to:

### EN-SUITE

With a UPVC double glazed window to the side elevation, three-piece shower room suite comprising of low-level WC with Continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with complementary tiling to wall coverings and sliding glass screen, heater towel radiator, towel rail, shaving points, extractor fan and spotlighting to ceiling.

### BEDROOM TWO

With UPVC double glazed windows to front and side elevations, central heating radiator, door entry leading to:

### EN-SUITE TWO

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with complementary tiling to wall coverings and sliding glass screen, heated towel radiator and extractor fan.

### BEDROOM THREE

With UPVC double glazed window to the front elevation, central heating radiator, air-conditioning units, wall lighting, internal door leading to:

### DRESSING ROOM

The former bedroom has been refitted throughout to comprise of bespoke high-quality eye and base level open storage drawers and wardrobes with soft close, panelled flooring throughout, UPVC double glazed window to the rear elevation, central heating radiator and spotlights in the ceiling.

### BEDROOM FOUR

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in full length wardrobes and base level drawers with soft close.

### FAMILY BATHROOM

Having undergone extensive upgrading and remodelling to create further storage, having a UPVC double glazed window to the rear elevation, the bathroom features a four piece suite comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, double shower cubicle with sliding glass screen, panelled bath unit with mixer tap, eye-level shelving, radiator and extractor fan.







## OUTSIDE

Extensive work has gone into landscaping the gardens; to the rear is a low maintenance garden, featuring an entertaining stone patio and an artificial lawn with an enclosing brick wall, providing a high degree of privacy. To the rear of the garden is a summerhouse with power supply and offers versatile usage to a discerning buyer. A further timber-built garden shed (with electrics) provides ideal storage space.

Formerly a double garage, it is now converted home office with a panelled flooring and air-conditioning unit. A door leads to a fitted shower room which has a three-piece shower room. Perfect as a work from home office suite. There is also access to a utility/laundry room and useful storeroom. The outbuilding has been fully upgraded, insulated, and has electric under floor heating and air conditioning system. The space could be converted back or potentially used as ancillary accommodation subject to the necessary consents.

To the front a landscaped garden wraps around one of the side elevations. On the opposite side is a double width tarmac driveway which provides ample off-road parking with space for four vehicles.



## ESTATE CHARGE

Annual estates charges apply at a rate of £120 per annum for the maintenance of extensive communal areas with expansive lawns, mature woodlands and footpaths.



## Home Office (Converted Garage)

Approx. 24.6 sq. metres (264.9 sq. feet)







