





**** CHARMING VILLAGE LOCATION EXPANDED
FOUR-BEDROOM CHARACTER COTTAGE **
ENCHANTING MATURE GARDENS****

Nestled in the heart of Doveridge, this family home is a captivating four-bedroom character cottage. With its tasteful extension, this property exudes charm and warmth, showcasing a plethora of character features including exposed beams, lintels, and brickwork. Internally, the cottage boasts a well-designed layout comprising a kitchen, living room, dining room, sitting room, rear porch, utility, cloaks/WC, four bedrooms with a master en-suite and a family bathroom. Outside, the enchanting mature rear garden adds to the allure of this property, offering a tranquil retreat that warrants exploration.

Conveniently located near the centre of the village, this property enjoys easy access to essential amenities, with more comprehensive facilities found in Uttoxeter just approximately two miles away. Situated within half a mile of the A50, residents benefit from swift connections to the A38, leading to Derby, Burton, and Lichfield, making commuting hassle-free.



ABODE
SALES & LETTINGS

Rear Porch

With a UPVC double glazed rear entry door with UPVC double glazed windows to rear and side elevations, original glazed window with two built-in storage cupboards with coat hooks and shelving, spotlighting to ceiling, smoke alarm, underfloor thermostat and internal doors leading to:

Living Room

With UPVC double glazed window to the rear elevation with UPVC double glazed front door leading to the rear patio, the focal point of the room is the cast iron log burning fireplace with exposed brick backing and tiled hearth, two central heating radiators, wall lighting and TV aerial point.

Kitchen

With a UPVC double glazed window to the front elevation with built-in shutter blinds, the kitchen features a range of matching bespoke base and eye level storage cupboard and drawers with wood block drop edge preparation, work surfaces. A range of integrated appliances include a composite sink with mixer tap, four ring induction hob Rangemaster with oven and grill and matching extractor hood, dishwasher, pan drawers with soft close, LED downlighting, exposed beam work, trusses to ceiling, useful under stairs storage cupboard, underfloor heating, thermostat, original glazed window to the rear and internal timber panel door lead to:



Sitting Room

With a UPVC double glazed window to the front elevation with built-in shutter blinds, timber glazed front entry door, the focal point of the room being the cast iron log burning fireplace with exposed brick backing and timber mantle, exposed beam work and trusses to ceiling, central heating radiator, timber panel floor throughout, internal door leads to:







Dining Room

With UPVC double glazed French doors leading to the rear garden, vaulted ceiling with two double glazed timber framed velux windows, timber panelled flooring throughout, LED downlighting, feature wall lighting and central heating radiator.

Cloaks/WC

With a low-level WC, pedestal wash hand basin with chrome tap fittings and tiled splashback, central heating radiator, spotlighting to ceiling and extractor fan.

Utility Room

With plumbing and freestanding space for further white goods and appliances, electrical distribution board, extractor fan and spotlighting to ceiling.

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, timber panelled flooring throughout, spot lighting to ceiling, electric fan with lighting, underfloor heating thermostat (for bathroom floor), internal door leads to:

En-suite

Featuring a three piece shower room suite, comprising of low level WC with button flush, vanity wash hand basin with mixer tap, shower enclosure with waterfall shower head, complementary tiling to wall coverings and spot lighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the front elevation with built-in shutter blinds, central heating radiator, exposed chimney breast brickwork and spotlighting to ceiling with dimmer switch lighting.



Bedroom Three

With a UPVC double glazed window to the front elevation with built-in shutter blinds, spotlighting to ceiling with dimmer switch lighting.

Bedroom Four

With a UPVC double glazed window to the rear elevation, central heating radiator and spotlighting to ceiling.

Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, complementary tiling to both wall and floor coverings with underfloor heating, featuring a three-piece bathroom suite, comprising of low-level WC with button flush, floating wash hand basin with mixer tap, panelled bath unit with built-in LEDs and shower over with glass screen and mixer tap and spotlighting to ceiling with built-in extractor.

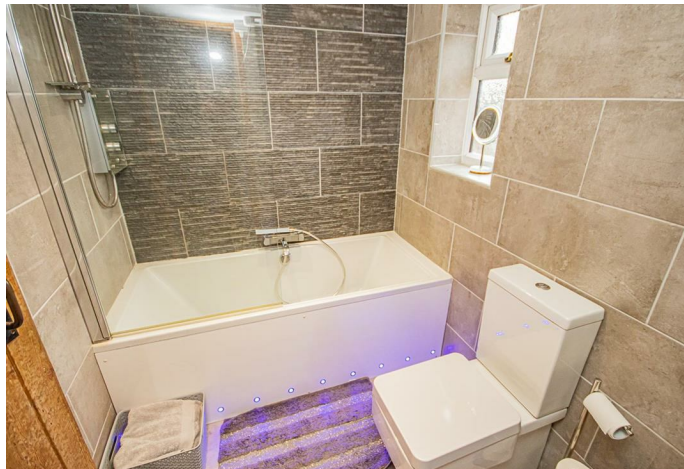
Outside

The property has a storm porch to the front and entry leading to the rear. The rear has a paved patio leading to a garden which is mainly laid to lawn. The extensive gardens have a variety of mature shrubs, plants and boundary hedging. A timber framed pergola provides a canopy for the hot tub (available by separate negotiation). At the rear of the plot is a vegetable bed area or suitable for a variety of uses to a discerning buyer.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







WC
1.02 x 2.48 m
3'4" x 8'1"



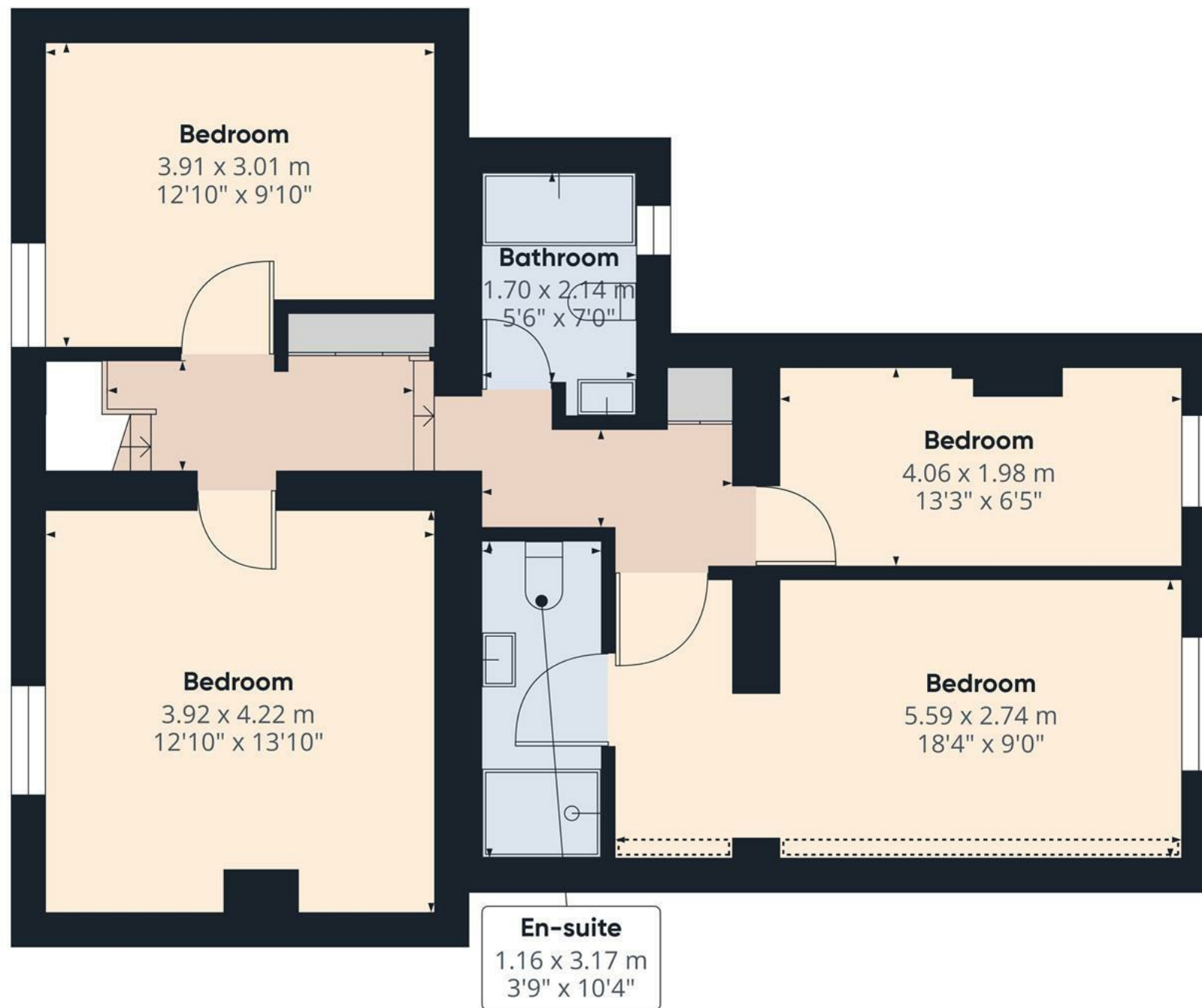
Floor 0

Approximate total area⁽¹⁾
78.61 m²
846.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

65.88 m²
709.08 ft²

Reduced headroom

0.85 m²
9.19 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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