





IMPRESSIVE THREE-BEDROOM SEMI-DETACHED HOME IN DOVERIDGE BUILT BY DAVID WILSON | DOUBLE WIDTH DRIVEWAY | ENERGY EFFICIENT | BORDERING MATURE WOODLAND

Situated in the desirable village of Doveridge, this exceptional three-bedroom semi-detached home—crafted by the renowned David Wilson Homes—offers stylish, contemporary living in a peaceful setting.

The ground floor welcomes you with a spacious entrance hallway leading to a light-filled lounge, a modern and well-equipped kitchen/diner perfect for entertaining, and a convenient downstairs cloakroom/WC. Upstairs, the home features three generously sized bedrooms, including a master suite with its own en-suite shower room, along with a family bathroom.

Outside, the property boasts a long, double-length drive (middle of row of three) providing ample off-road parking, alongside a beautifully maintained rear garden complete with a patio ideal for outdoor dining and a lawned area enclosed by timber fencing for added privacy.

Set against a backdrop of leafy green treelines, this home enjoys a tranquil village setting while offering easy access to local amenities such as a first school, The Cavendish Arms pub, sports facilities, a vibrant village hall, tennis courts, pre-school, and a local church. Nature lovers will appreciate the scenic countryside and walking trails nearby.

Perfect for commuters, the location offers quick access to Uttoxeter, Ashbourne, and the A50, which connects to the M1 and M6, providing routes to Derby, Stoke-on-Trent, and beyond.

Viewing is highly recommended through ABODE Estate Agents.

Please note: Estate management charges apply.



Hallway

Entered via a composite double-glazed front door, featuring Amtico flooring throughout, a central heating radiator, coat hooks, a smoke alarm, a telephone point, and internal doors leading to:

Cloaks WC

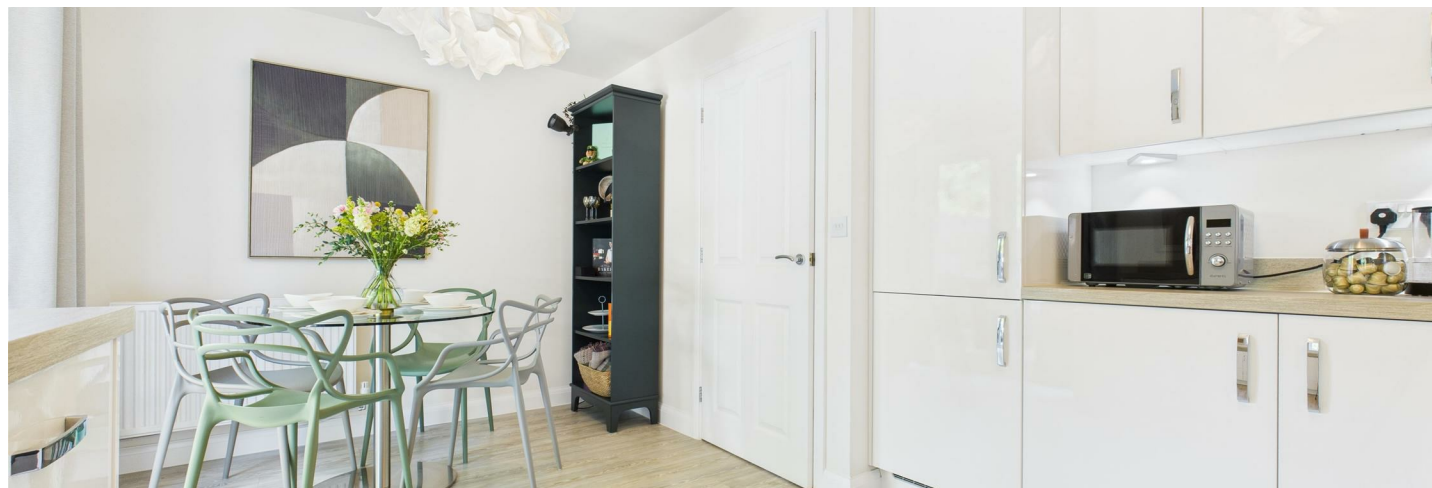
With Amtico flooring throughout, a central heating radiator, a pedestal wash hand basin, a low-level WC with a continental flush, complementary tiling to lower wall areas, LED spot lighting, and an extractor fan on the ceiling.

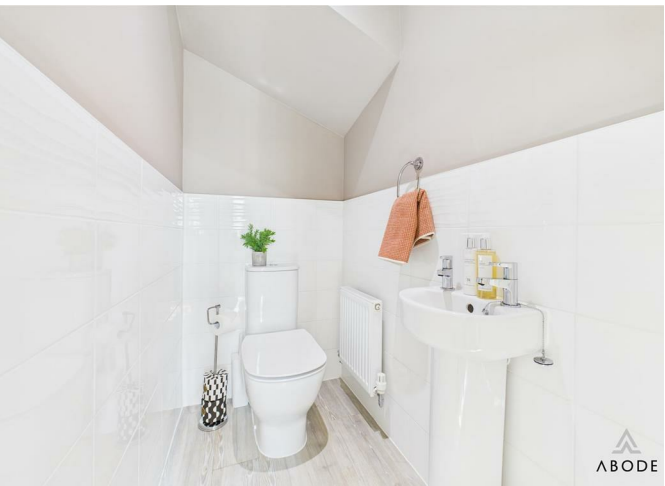
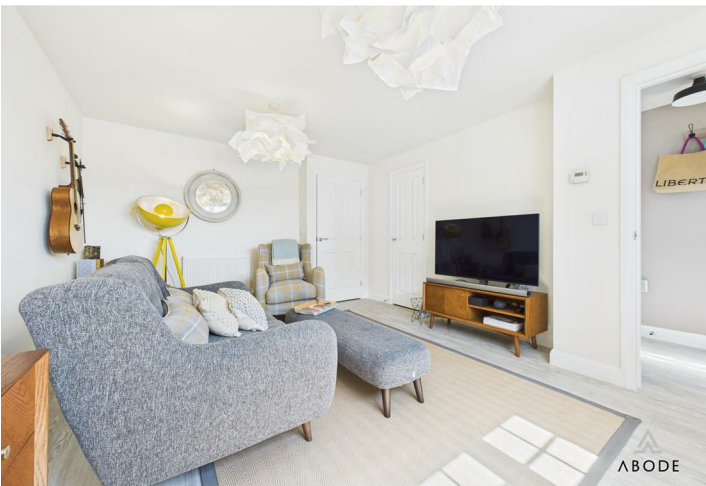
Lounge

With two central heating radiators, a UPVC double glazed window to the front elevation, useful built in storage cupboard, TV aerial point, internal door leads to:

Inner Hall

With staircase rising to the first floor landing, smoke alarm and internal door leading to:







Kitchen/Diner

Featuring a UPVC double-glazed window to the rear elevation and a set of UPVC double-glazed French doors leading to the rear patio. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood block drop-edge preparation work surfaces with LED downlighting.

A range of integrated appliances includes a stainless steel gas hob, oven/grill, stainless steel extractor hood, stainless steel sink and drainer with a mixer tap, fridge, freezer, and dishwasher. A central heating radiator is also present, and the central heating combination gas boiler is housed within the kitchen.

Landing

Providing access to the loft via a hatch. The landing also includes an airing cupboard and doors leading to:

Bedroom One

With a UPVC double-glazed window to the rear elevation, central heating radiator and a range of built-in fitted wardrobes with mirrored fronts, comprising rails and shelving. Internal door leading to:

En-suite

Featuring a UPVC double-glazed frosted glass window and a three-piece shower room suite comprising a low-level WC with continental flush, a pedestal wash hand basin with a mixer tap, and a double shower cubicle with complementary tiling. Additional features include a shaving point, a heated towel radiator, and an extractor fan

Bedroom Two

With a UPVC double-glazed window to the front elevation, central heating radiator and built in wardrobes with mirrored fronts, comprising of hanging rails and shelving.

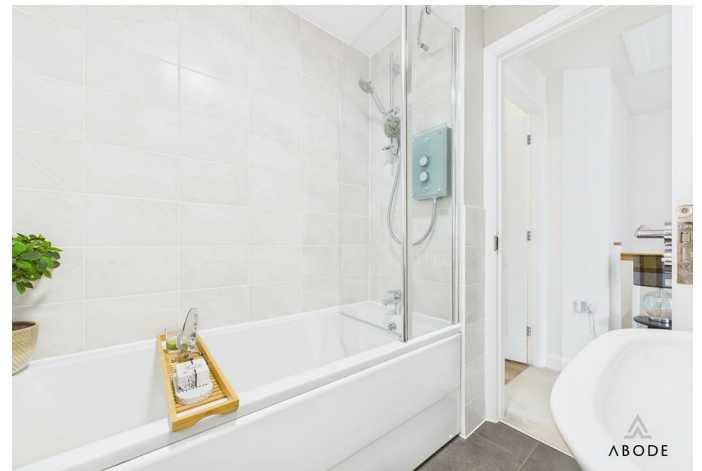
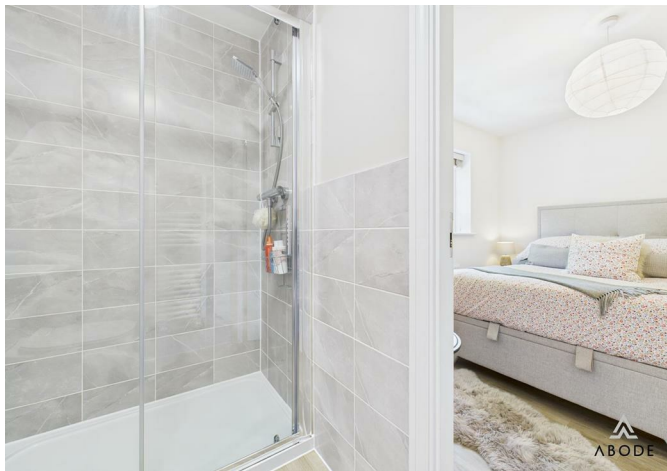
Bedroom Three

With a UPVC double-glazed window to the front elevation and a central heating radiator.

Bathroom

Featuring a UPVC double-glazed frosted glass window and a three-piece shower room suite comprising a low-level WC with continental flush, a pedestal wash hand basin with a mixer tap, and a double shower cubicle with complementary tiling. Additional features include a shaving point, a heated towel radiator, and an extractor fan











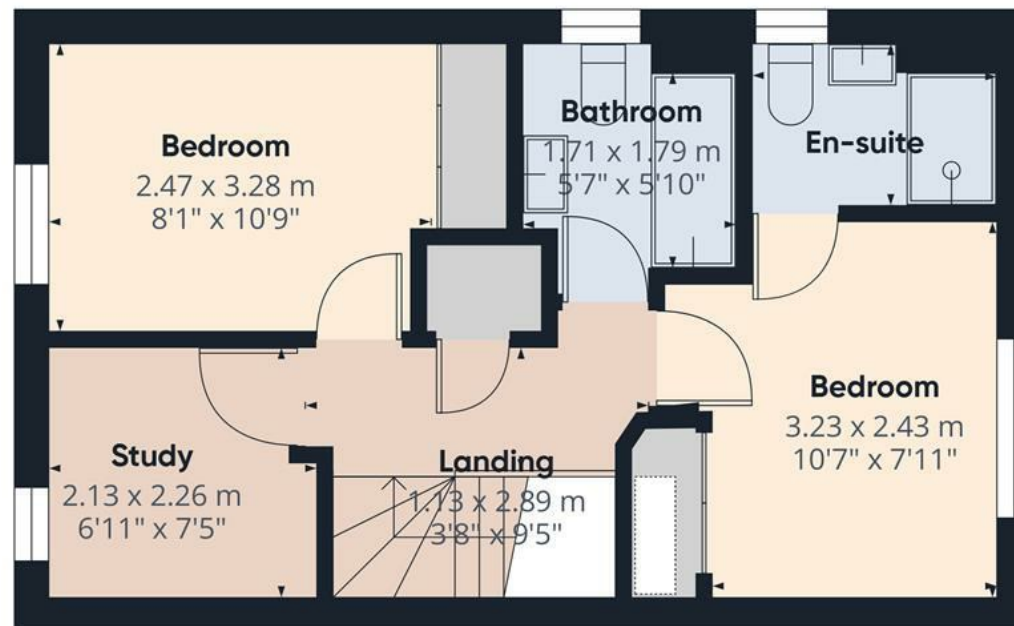


Floor 0

Approximate total area⁽¹⁾

68.5 m²

739 ft²



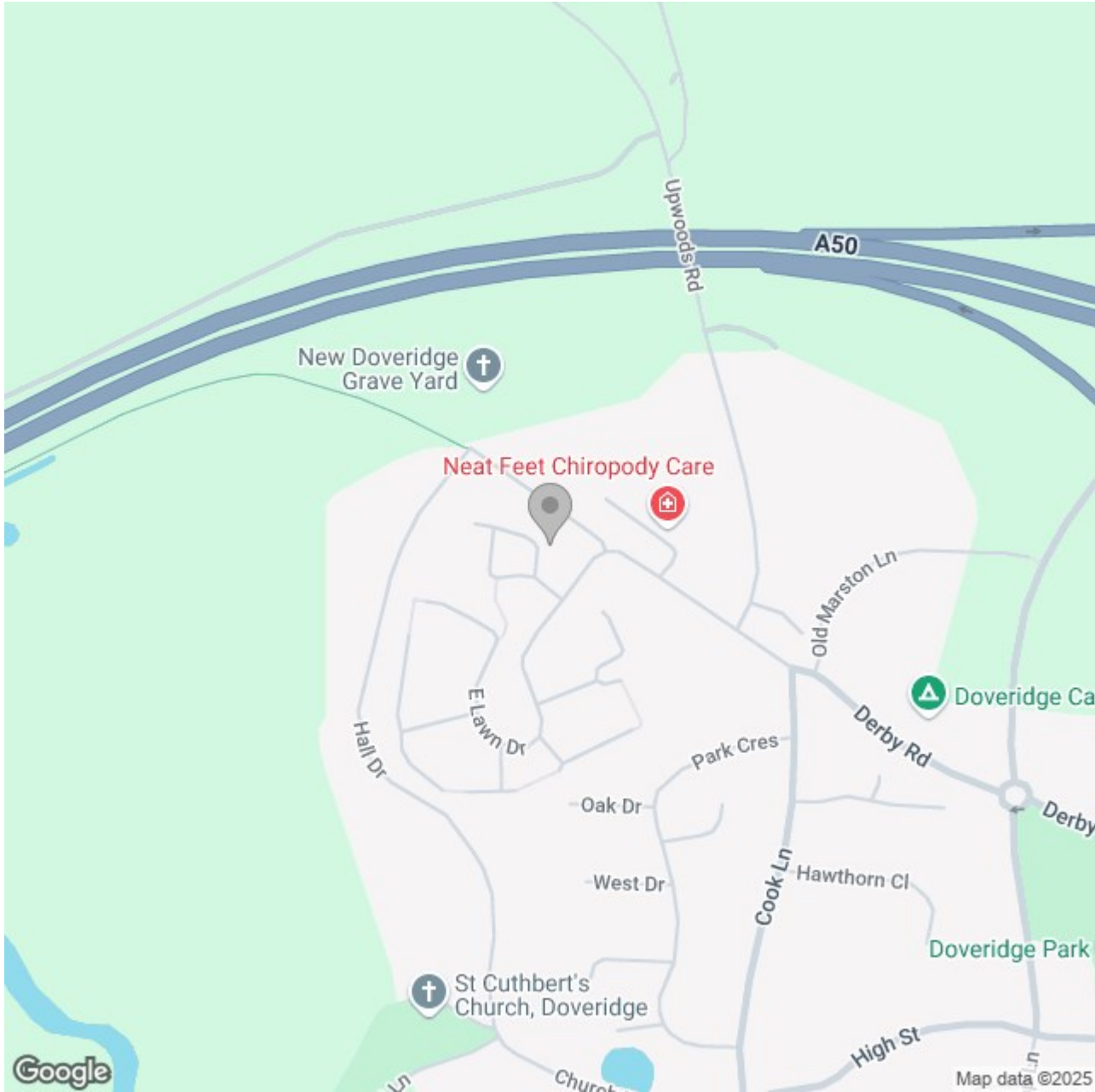
Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 