ABODE
SALES & LETTINGS

High Street, Doveridge, Derbyshire, DE6 5NA

**Guide Price £400,000**



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A Beautifully Extended Three-Bedroom Family Home with Generous Gardens

Situated in the highly regarded village of Doveridge, this beautifully extended three-bedroom semi-detached home offers spacious and versatile accommodation, excellent off-road parking and an attractive established rear garden.

The ground floor features a welcoming entrance hall, generous open-plan lounge and dining room with feature stove and French doors opening onto the rear courtyard, a well-appointed kitchen, useful utility room, separate snug/home office and a spacious double bedroom with adjoining shower room, together with a separate cloakroom.

To the first floor are two further generous double bedrooms, both with built-in storage, along with a family bathroom.

Externally, the property benefits from a substantial gated driveway providing ample parking for multiple vehicles. The private rear garden has been beautifully maintained and landscaped, with mature planting, established shrubs and trees, a courtyard-style seating area and a useful summer house.

Doveridge is a popular South Derbyshire village offering a strong community atmosphere, local amenities and attractive surrounding countryside. The nearby market town of Uttoxeter provides a wider range of shops, cafés, restaurants and leisure facilities, while the A50 offers excellent connections towards Derby, Burton upon Trent, Stoke-on-Trent and the wider motorway network.

Offering three double bedrooms, flexible ground-floor accommodation, generous living space, excellent parking and a beautifully established garden, this is a versatile family home in a desirable village setting.

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## Entrance Hallway

A welcoming entrance hall provides access to the principal ground-floor rooms and creates a pleasant first impression on entering the property. Having oak affect panelled flooring throughout a glazed window to the front elevation, a useful built-in cloaks and storage cupboard with hanging rails and also housing the electrical consumer unit and composite door leading into internal doors lead two:

## Lounge/Dining Room

The impressive open-plan Lounge & Dining Room forms the heart of the home. Generously proportioned and filled with natural light, the room provides an excellent space for both relaxed family living and entertaining.

A feature stove creates an attractive focal point within the lounge area, adding warmth and character, while French doors open directly onto the rear courtyard seating area, creating an excellent connection between the indoor and outdoor spaces.

The dining area provides ample room for a substantial dining table and is ideally positioned for entertaining family and guests.

## Kitchen

The Kitchen is well appointed, offering a good range of storage and preparation space together with the practicality required for everyday family life.

Benefiting from a UPVC double glazed window to the side elevation having a range of matching base and eyelevel storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding having a breakfast area with LED downlighting integrated ceramic Belfast sink with chrome mixer tap space for further freestanding appliances and plumbing space with an internal door leading to the hallway
























## Utility Room

The useful Utility Room provides additional workspace and storage, with direct access to the rear garden.

This practical arrangement makes the room ideal for housing laundry appliances, outdoor equipment and the everyday necessities of a busy household. Benefiting primary range of matching base and high-level storage cupboards with Alto preparation Works surfaces a Belfast ceramic sink and plumbing space for freestanding under counter white goods.

## Office

A separate home office provides valuable additional living space and offers considerable flexibility according to the needs of the next owner. It could equally serve as a comfortable snug, home office, children's playroom, reading room or additional reception space.

## Ground Floor Bedroom

A particularly appealing feature of the property is the Ground Floor Double Bedroom.

This spacious room offers excellent flexibility and could be ideal for guests, older family members or anyone looking for the convenience of single-level bedroom accommodation.

## Shower Room

Benefiting for me three-piece shower room suite comprising of low-level WC double walk-in shower cubicle with wall boarding and electric shower over a washing basin with waterfall mixer tap complementary tiling to both floor and wall coverings a chrome heated tile radiator extractor fan electric fan heater skylight to ceiling

## Cloakroom/W.C.

A separate Cloakroom / WC provides additional convenience and completes the ground-floor accommodation. Having a low-level WC and wash hand basin with extractor fan.

## Landing

The first-floor landing leads to the two further double bedrooms and family bathroom with a window to the side elevation providing ample natural light

## Bedroom Two

A generously proportioned Double Bedroom offering comfortable accommodation with ample space for bedroom furniture including a range of built in wardrobes, and window to the front elevation.

## Bedroom Three

The second first-floor Double Bedroom provides another spacious and versatile room, suitable for family members, guests or as an alternative home-working space. With a range of wardrobes and storage options with a window to the rear elevation

## Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation benefiting from a three-piece family bathroom suite comprising of low-level WC pedestal wash basin with bath unit, behaving an electric shower over and airing cupboard housing the immersion tank with shelving

## Outside

Externally, the property continues to impress.
To the front is a substantial gated driveway, providing generous off-road parking for multiple vehicles — a particularly valuable feature for a family home.

The rear garden is a real highlight. Beautifully maintained and enclosed, it has been thoughtfully landscaped to create a private and peaceful outdoor retreat.

The garden incorporates a courtyard-style seating area, ideal for morning coffee or evening entertaining, together with a delightful summer house providing additional usable space. Mature planting, established shrubs and trees give the garden an attractive sense of privacy and create colour and interest throughout the seasons.



















## Location

The property occupies a desirable position within Doveridge, a popular South Derbyshire village offering a combination of village character, countryside surroundings and convenient access to nearby towns and transport links.

The village benefits from a well-regarded primary school, village hall, church, public house and an active community atmosphere. The surrounding countryside provides excellent opportunities for walking, cycling and other outdoor pursuits, while the Peak District National Park is within easy reach. The nearby market town of Uttoxeter provides a wider range of shops, supermarkets, cafés, restaurants and leisure facilities.

For commuters, the A50 is readily accessible, providing convenient connections towards Derby, Burton upon Trent, Stoke-on-Trent and the wider motorway network.




























LOXLEY










Floor 0




Floor 1




ABODE

**Approximate total area**(1)

118.3 m²

1273 ft²

**Reduced headroom**

0.9 m²

10 ft²

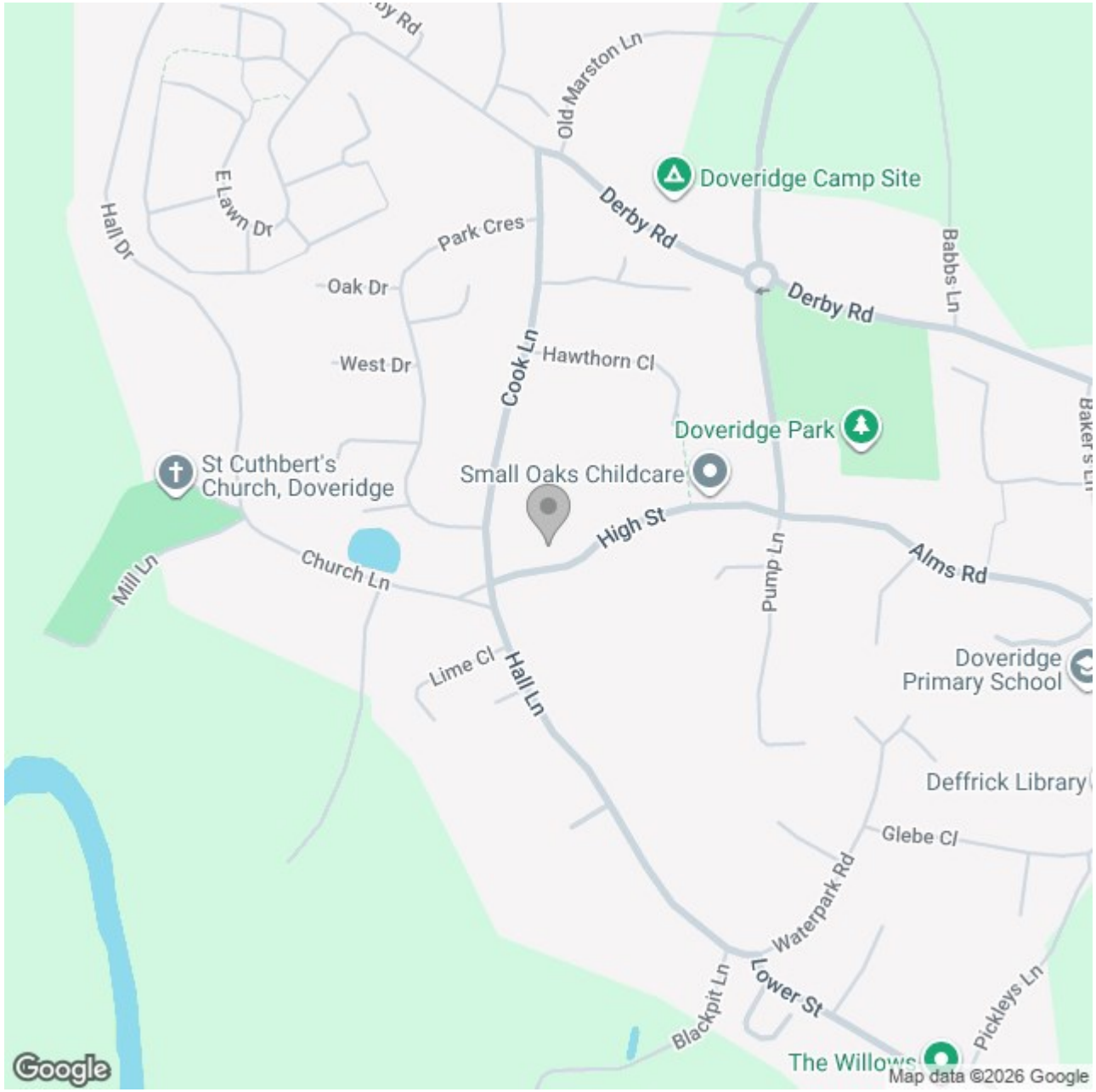
(1) Excluding balconies and terraces

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 | | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 30 | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |



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