





**\*\* THREE BEDROOMS \*\* EN-SUITE \*\*  
GARDEN ROOM \*\* WALLED GARDENS \*\*  
HIGH ENERGY PERFORMANCE \*\***

Situated on the desirable David Wilson estate in the sought-after village of Doveridge, this attractive modern detached family home enjoys a pleasant outlook over the village green and offers well-appointed accommodation throughout, comprising: lounge, kitchen diner, utility, guest cloakroom and to the first floor three bedrooms with en suite to the main bedroom and family bathroom. Garage (majority converted), driveway and landscaped gardens.

The village of Doveridge benefits from a range of local amenities including a first school, pub/restaurant and village hall. There is convenient access to the A50 providing links to the M1 and M6, along with ease of travel to Stoke-on-Trent, Stafford and Derby. The nearby market towns of Uttoxeter and Ashbourne are also within comfortable commuting distance.



## Hallway

Entered via a front entrance door, with staircase rising to the first floor landing, central heating radiator and access to the principal ground floor accommodation.

## Cloaks/WC

Fitted with a low-level WC and wash hand basin with tiled splashback, complemented by a central heating radiator and extractor.

## Lounge

A bright and spacious reception room featuring dual aspect UPVC double glazed windows to the front and side elevations, allowing for plenty of natural light, with central heating radiators and TV point.

## Kitchen/Diner

A well-appointed and sociable space enjoying dual aspect windows and French doors opening onto the garden. The kitchen is fitted with a range of matching base and eye level units with granite work surfaces and incorporates integrated appliances including fridge, freezer, gas hob with extractor, oven/grill, dishwasher and wine cooler, along with a stainless steel sink and ample dining space.

## Utility Room

Providing additional storage with matching units, space for appliances and housing the combination boiler, with a rear access door and useful under stairs storage cupboard.

## Landing

With window to the rear elevation, central heating radiator and loft access, leading to:



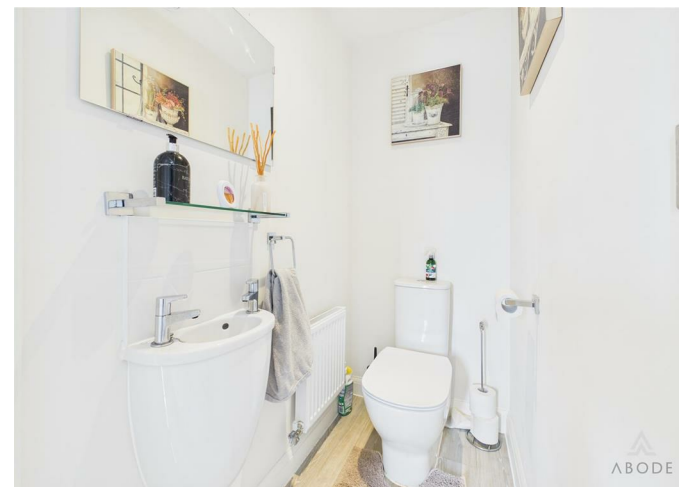
## Bedroom One

A well-proportioned principal bedroom with window to the front elevation, fitted wardrobes and central heating radiator, with access to:

## En-suite

Fitted with a contemporary suite comprising low-level WC, wash hand basin and walk-in shower with complementary tiling, along with a heated towel radiator.







### Bedroom Two

A good-sized second bedroom with front aspect window, central heating radiator and useful storage cupboard.

### Bedroom Three

A further bedroom with side aspect window and central heating radiator.

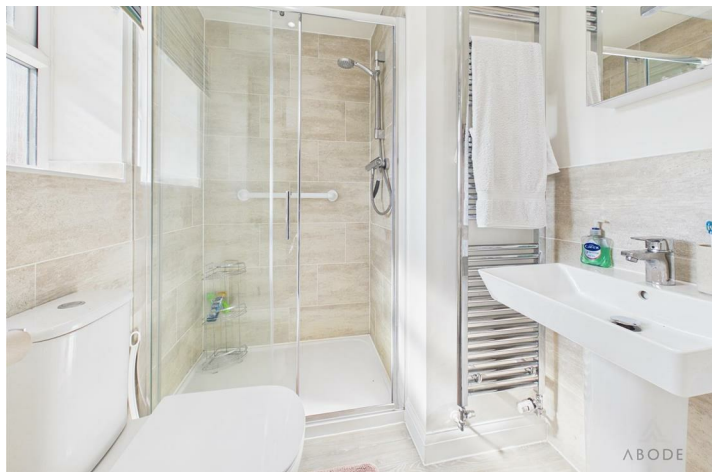
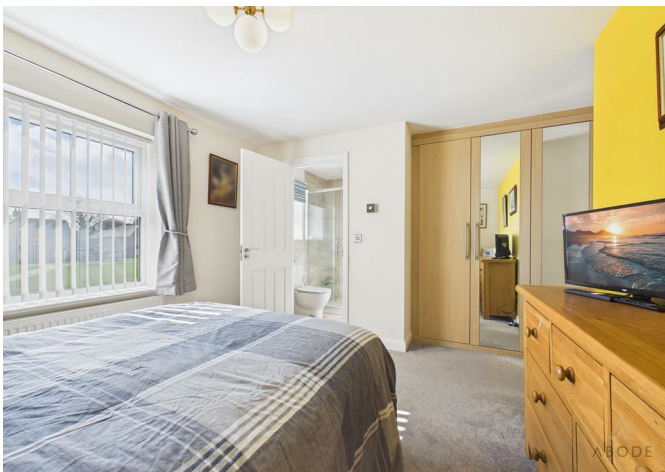
### Bathroom

Fitted with a three-piece suite comprising low-level WC, wash hand basin and panelled bath with shower over, complemented by tiling and a heated towel radiator

### Outside

The property benefits from a partially converted garage creating a versatile Garden Room, ideal for a home office or additional reception space, with the remaining section providing storage. The gardens have been attractively landscaped for low maintenance, featuring artificial lawn, paved seating areas and a decorative water feature, all enclosed by brick walling for privacy. A timber gate leads to the driveway providing ample off-road parking. The garden enjoys a westerly aspect, ideal for afternoon and evening sun.









ABODE

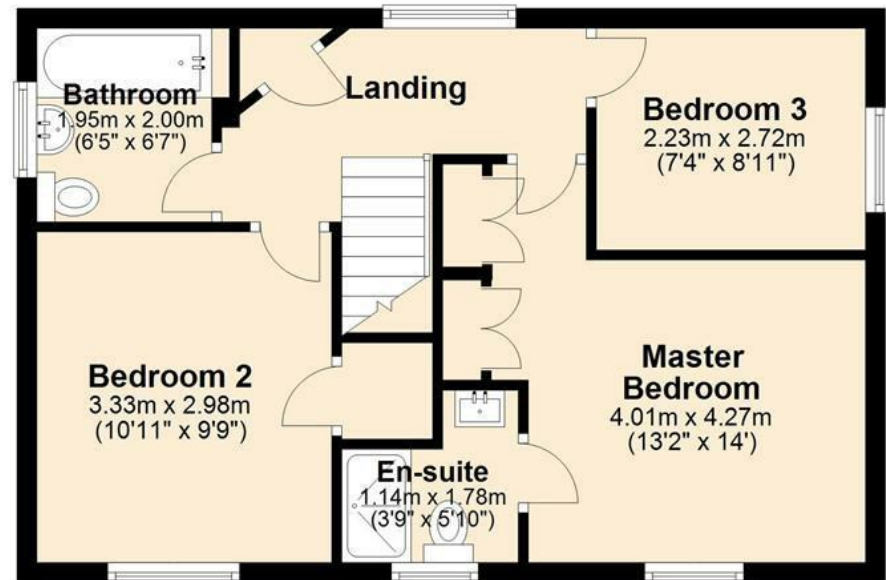


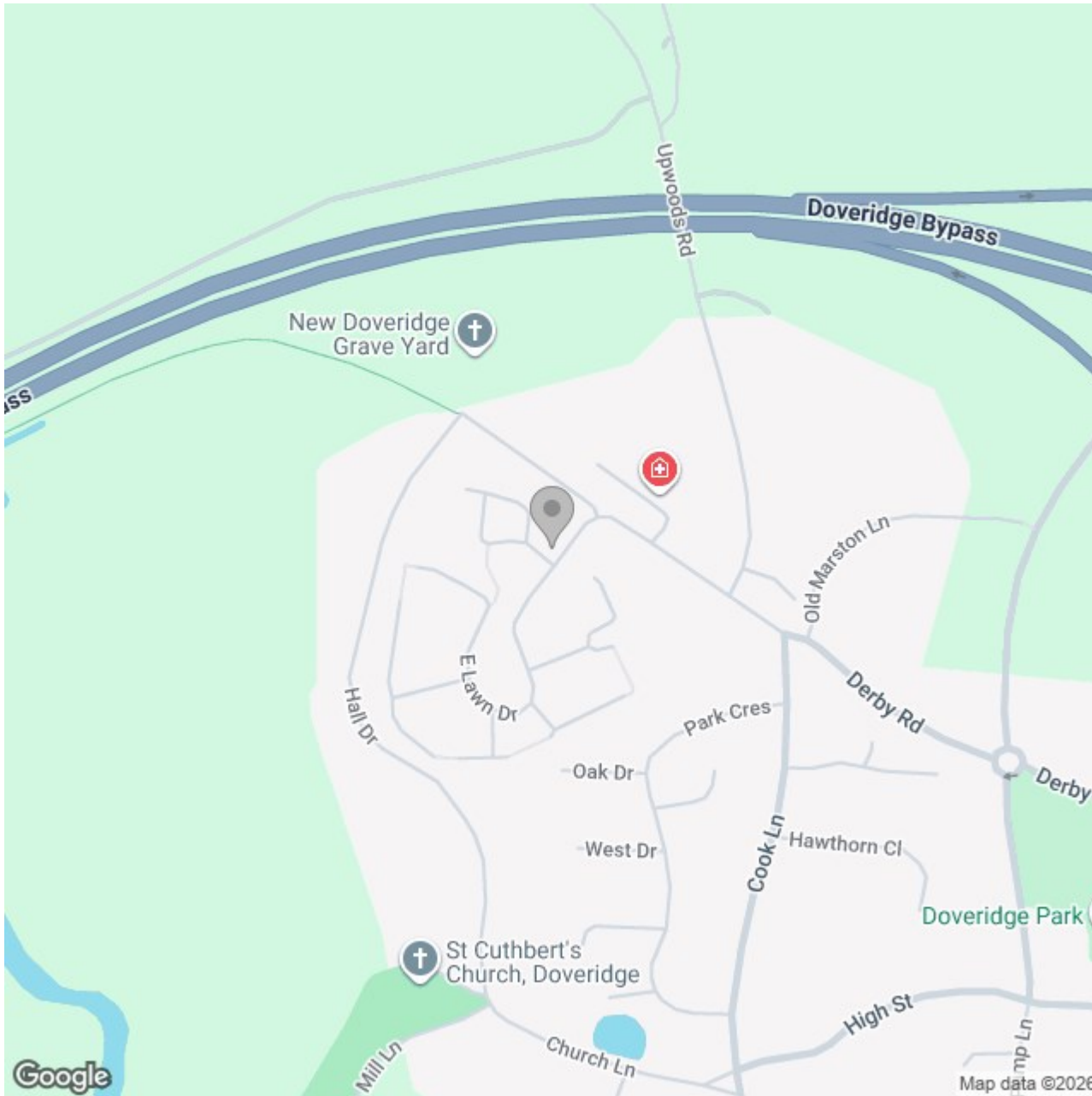


### Ground Floor



### First Floor





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	