





**\*\* SPACIOUS DETACHED BUNGALOW \*\* DOUBLE GARAGE \*\* CORNER PLOT \*\***

Situated on a corner plot in the popular village of Doveridge, this three-bedroom detached bungalow features wraparound gardens. The property benefits from oil-fired central heating and uPVC double glazing. The internal layout includes a porch, hallway, kitchen/diner, utility room, WC, conservatory, three bedrooms and a family bathroom.

Externally, the rear of the property boasts a paved patio with an awning for sun protection, leading to a low-maintenance gravel garden with well-stocked borders, a raised bed, and gated side access. The front garden is mainly laid to lawn and extends to the side. A double-width block-paved driveway provides off-road parking and leads to an integral double garage equipped with an electric roller door, power points, and lighting.

The village of Doveridge offers a primary school, playing fields and public house. There is excellent access to the A50 with its M1 and M6 links, and the market towns of Uttoxeter and Ashbourne are within easy reach, both of which have good schools. Nearby Uttoxeter also features a local railway station and sports and leisure facilities.



## Porch

With glazed door entry, internal UPVC French doors lead to:

## Hallway

With central heating radiator, thermostat, telephone point, cloaks cupboard with eye level shelving, smoke alarm, access into loft space via loft hatch with pull down ladders, internal doors lead to:

## Lounge

Featuring dual aspect views to both front and side elevations, a wide front-facing bay window and a side-facing picture window, both providing an abundance of natural light. With central heating radiator and TV aerial point, internal door leads to:

## Kitchen/Diner

With UPVC double glazed windows to side and rear elevations, the kitchen features a range of matching base and eye level storage cupboards and drawers with roll top preparation work surfaces and complementary tiling surrounding, a range of integrated appliances include a stainless steel sink and drainer with mixer tap, four ring induction electric hob with built-in extractor, oven/grill freestanding and under counter space for further white goods.

## Utility Room

With a UPVC double glazed window to the side elevation, plumbing space for freestanding undercounter white goods, roll top preparation worksurface with complementary tiling surrounding, thermostat and central heating radiator internal door leads to:



## WC

With low level WC.

## Conservatory

Built of brick and uPVC construction, this double-glazed conservatory offers additional entertaining space. It features a double radiator, power outlets, and French doors that open to the rear garden.



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### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece bathroom suite comprising of low-level WC, pedestal wash hand basin, panelled bath unit, chrome heated towel radiator, corner shower cubicle with waterfall showerhead, underfloor heating, complementary tiling to both floor and wall coverings and spot lighting to ceiling.

### Double Garage & Outside

At the rear of the property, a paved patio offers a delightful entertaining area, complete with an electric awning for sun protection. This area leads to a low-maintenance gravel garden featuring well-stocked borders, a raised bed, and gated side access. The front and rear of the property benefit from East and West facing aspects respectively, boosting the solar panel efficiency.

The front of the property boasts a spacious garden, primarily laid to lawn and extending to the side, with well-stocked beds and borders. Adjacent to the garden is a double-width, block-paved driveway that provides off-road parking and leads to an attached double garage, equipped with an electric roller door, power points, and lighting. Additionally, the property benefits from solar panels, which reduce electricity costs and generate an income of approximately £220 per year—a benefit that will transfer with the sale of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	70	
(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		







(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.

