



Dovedale Rise
Allestree Derby



Property Description

Being sold with no upward chain is this detached house on the highly desirable Dovedale Rise. A fantastic opportunity to acquire a property needing some modernisation to become a lovely family home.

The ground floor accommodation comprises an entrance hallway, lounge through dining room and kitchen. The carpeted staircase leads to the first floor which presents three bedrooms, two of which are double and the family bathroom.

The property benefits from having a detached garage, a driveway and both front and rear gardens.

Dovedale Rise is conveniently located within 0.2 miles of Park Farm Shopping Centre, close to local bus routes, schools and major transport links.

Ground Floor

Entrance Hallway

Accessed via the UPVC double glazed frosted front door, with a UPVC double glazed frosted window to the front elevation, laminate flooring and one radiator.

Lounge

13' 10" max x 12' 8" max (4.22m max x 3.86m max)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, built in storage cupboard under the stairs and open to the dining room.

Dining Room

10' 7" max x 8' 5" max (3.23m max x 2.57m max)

Carpeted flooring, one radiator, UPVC double glazed sliding doors to the rear elevation.

Kitchen

10' x 7' (3.05m x 2.13m)

Tiled flooring, matching wall and base units with tiled splashback, sink and drainer with mixer tap, space for a washing machine and fridge-freezer, electric oven and four ring electric hob with extractor fan above, UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation.

First Floor

Landing

Carpeted flooring, UPVC double glazed window to the side elevation.

Bedroom One

9' 10" into wardrobe x 12' 11" (3.00m into wardrobe x 3.94m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, fitted wardrobes, built in storage cupboard.

Bedroom Two

8' 2" plus recess x 9' 7" (2.49m plus recess x 2.92m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

10' 2" x 6' (3.10m x 1.83m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, fitted furniture.

Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, WC, pedestal sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the side elevation.

Outside

To the front of the property is a lawn area with paved driveway to the side spanning the length of the house and leading to the garage. To the rear is a patio area and tree enclosed lawn.

Garage

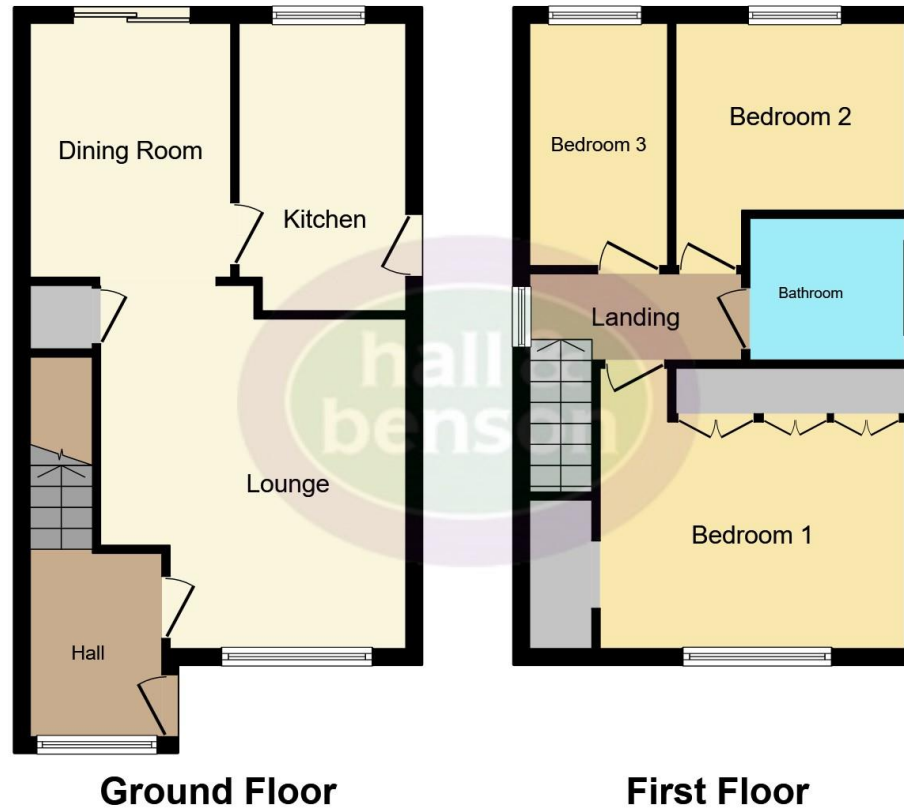
16' 1" x 8' 1" max (4.90m x 2.46m max)

Up and over door to the front elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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