

Home 2 Sell

Quality Service For Less



14 Dovedale Crescent

Belper, DE56 1HJ

Offers Around £345,000



Occupying a popular and convenient location is this sympathetically extended, modern and appealing four bedroomed detached residence, representing an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and superbly presented family home. The property offers versatile living accommodation and is supplemented by sealed unit PVCu double glazing (where stated) and gas central heating. A recommended internal inspection will reveal: entrance hall, large lounge, separate dining room, fitted kitchen and utility room, ground floor shower room having spa shower, to the first floor, four bedrooms and a WC. Outside To the front of the property is a low maintenance garden with adjacent driveway providing ample off road parking and leading to the garage. Immediately to the rear is a patio terrace which makes an ideal space for el fresco dining and entertaining with steps to a lawn area having stocked borders. There is a pathway to the very well proportioned and versatile home office /summer house. The property has fitted solar panels that contributes towards electric costs. The property is conveniently located with in walking distance of local schools and amenities, as well as being just a few minutes drive from Belper Town Centre. Viewing Essential.



Entrance Hall

The property is entered via a traditional glazed door, dado rail, central heating radiator, ceramic tiled flooring, PVCu double glazed window to the side elevation, coving to the ceiling ceiling light and stairs off to the first floor landing.

Lounge

22'4" x 10'9" reducing 9'3" (6.81m x 3.28m reducing 2.83m)

This generously proportioned room has a PVCu double glazed window to the front elevation, two central heating radiators, Television point, ceiling and wall lighting, dado rail and a feature electric fire set on a raised hearth with matching back drop and wooden surround.

Dining Room

16'10" x 8'10" (5.14m x 2.71m)

Having a separate dining area with PVCu double glazed French doors to the rear garden aspect, central heating radiator and ceiling light.

Utility

7'4" x 6'7" (2.26m x 2.02m)

Having base and matching eye level units with wood grain effect roll top work surface, space and plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge freezer, wood grain effect flooring, window to the side and a PVCu door with opaque glazed insert to the rear access.

Kitchen

8'11" x 8'3" (2.72m x 2.54m)

Having base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with chrome mixer tap. Integrated electric fan

assisted oven with four ring gas hob and extractor over. Complimentary splash back tiling, Space and plumbing for a dishwasher, space for a fridge and ceramic tiled flooring. useful pantry cupboard, wall mounted gas boiler which services the domestic hot water and central heating system. PVCu double glazed windows to the side and utility aspects. Recessed light and ceiling lighting.

Shower Room

Having a modern three piece suite comprising of a close couple WC, vanity hand wash basin and a spa shower. Complimentary wall tiling, PVCu double glazed opaque window and ceramic tile flooring.

To the first floor landing

Having access to the loft void and a PVCu double glazed window to the side elevation.

Bedroom One

11'4" x 10'0" reducing 8'1" (3.47m x 3.06m reducing 2.47m)

Having a generous double bedroom with PVCu double glazed window to the rear elevation enjoying a fine aspect and views, central heating radiator, fitted wardrobe/storage and a ceiling light.

Bedroom Two

12'4" x 10'0" (3.77m x 3.07m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Three

7'7" x 6'9" (2.33m x 2.08m)

Having a PVCu double glazed window to the front elevation, useful storage cupboard, central heating radiator and ceiling light.

Bedroom Four

7'8" x 5'5" (2.34m x 1.67m)

Having PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin. PVCu double glazed window to the side elevation and ceiling light.

Outside

To the front of the property is a low maintenance garden with adjacent driveway providing ample off road parking and leading to the garage.

Immediately to the rear is a patio terrace which makes an ideal space for el fresco dining and entertaining with steps to a lawn area having stocked borders. There is a pathway to the very well proportioned and versatile home office /summer house.

Area

14 Dovedale Crescent is situated approximately a

mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west

Directional Note

From the Belper office proceed through the Market Place, onto High Street and then onto Spencer Road, turn left onto Marsh Lane then turn right onto Dovedale Crescent and then the property can be found on the right hand side clearly identified by our distinctive Home2sell For Sale Board.



Road Map



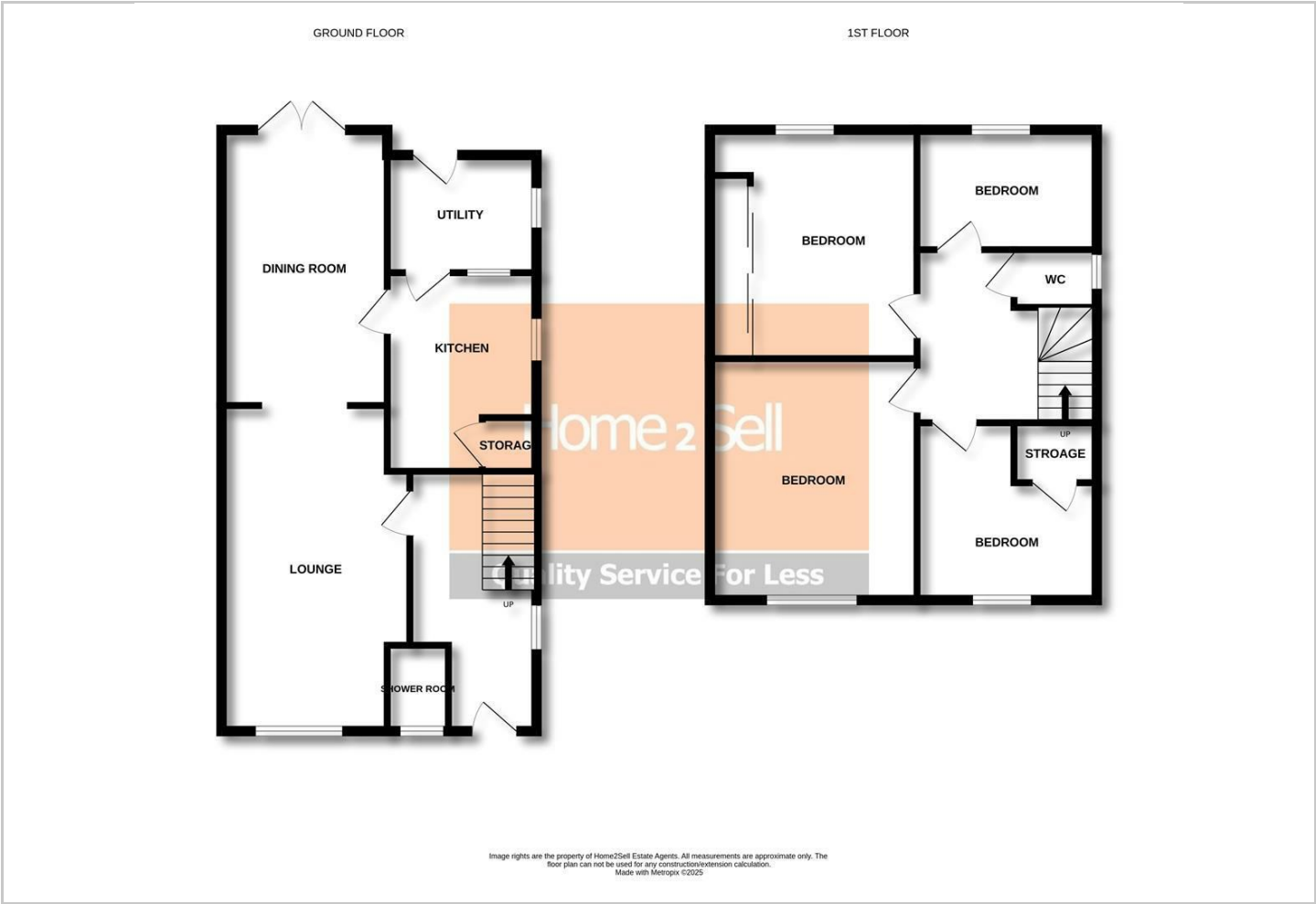
Hybrid Map



Terrain Map



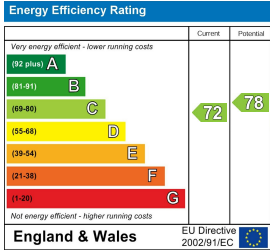
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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