

Dovedale Crescent

Belper, DE56 1HJ

John 
German





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£499,999

Beautifully renovated home designed to showcase exceptional design elements that enhance both aesthetics and functionality with a Scandinavian influence resulting in clean lines, minimalism and a bright, airy feel throughout complemented by natural materials to create a cozy and peaceful space.



This stunning home has been extended to the side and rear and refurbished top to bottom by the current sellers who have created a luxurious and flexible family home. The exterior features include a mix of larch cladding and modern render, extended overhangs to the front and rear and modern glazing with low profile matt black window frames with birch ply box window reveals on the interior. The boot room features a fun turquoise window frame which matches the one in the dining area which has a stunning deep reveal box window and the bespoke fit, UK made turquoise entrance door.

The accommodation comprises a welcoming light and airy entrance hall with stairs rising to the first floor having built-in understairs storage. Lovely pale Ash engineered wood floors run throughout the ground floor living spaces creating a natural flow and continuity. The boot room is the engine of the house with additional access from the front porch, perfect for muddy days. The space is fitted with a range of bespoke coat and shoe storage incorporating bench seating with additional storage beneath. There is space for stackable appliances plus worktop space with an inset sink unit and storage space beneath.

Moving along the hallway past fun contrasting doors to the ground floor bathroom and master bedroom and along a curved internal wall into the open plan living and dining areas which feature under floor heating whilst the rest of the house has newly installed contemporary modern radiators. A curved breakfast bar overlooks the kitchen above which has a remote controlled Velux skylight making it a lovely place in which to enjoy that mid morning caffeine break. The kitchen is fitted with a range of sleek handleless units with Corian worksurfaces extending to form a "U" shape with integrated double sinks. There is a range of fully integrated appliances including a dishwasher, full height fridge and separate full height freezer, concealed waste and recycling bins, eye level side by side double ovens and an integrated eye level microwave. The floor is fitted with contrasting vinyl which is fitted flush with the Ash wood floors that run throughout the living and dining areas. The generous dining area enjoys beautifully framed views of the garden created by the deep reveal box window which doubles as a cosy window seat whilst in front of the 3m span of glazed sliding doors which provide access to the garden is a family living/seating area again with fabulous views of over the garden.

The front lounge features a widened fireplace which has been built to accommodate a log burning stove with a concrete effect porcelain tiled hearth and a large picture window overlooks the front garden enjoys far reaching views beyond.

The master bedroom is located at the rear of the house designed to create a calm and peaceful space separate from teenage bedrooms, which comes in extremely useful if you have guests to stay that have mobility issues. The clever design of the layout incorporates a large, curved wall where the bedroom joins the living area to enable a smooth flowing thoroughfare. It is a beautiful and unusual feature that is visible as you enter the house and from inside the bedroom. The master bedroom has dual aspect windows that include maximum height glazed sliding doors that open out onto a sunken secluded paved seating area. Fitted wardrobes with handle-less sliding doors can also be included in the sale. A stylish ground floor bathroom has a mid-century vibe which doubles as an ensuite, fitted with a panelled bath with shower over, a sleek easy clean sink unit with matching counter top with bespoke storage beneath, low flush WC, contrasting tiling, heated towel rail and a high letter box window to the side.

On the first floor a central landing has doors leading off to two double bedrooms - one to the front with stunning far-reaching views over the Derwent Valley and a built-in double wardrobe with sliding doors. The second overlooks the rear garden with a built-in storage cupboard. Bedroom three is a single room with double aspect windows, currently used as a home office with wall mounted storage cupboards and a large desktop. The family shower room is fitted with a Porcelonosa suite featuring a large glass shower enclosure with overhead rainfall shower head and separate hand shower attachment, wall mounted vanity wash basin with storage beneath, low flush WC, ladder drying rail with double panel radiator beneath and a letter box window to the rear.

The front of the property has a block paved driveway with space for two cars to park within a few steps of the undercover entrance porch. This area is designed with an overhang roof area providing shelter from the rain and a bench seated area along with an access door into the boot room. There is an outdoor power socket and double cold-water tap. Landscaping in front of the property has been designed with wildlife and biodiversity in mind, with the central bed planted purposefully for all season's interest and a strip along the beech hedge left for wildflowers to find their way in. The choice of Breedon gravel surfaced paths is to allow self-seeding of flowers to occur and easily edit where desired. This is also a surface that allows water to soak slowly into the ground which in turn helps to reduce the rush of rainwater to local drains. The paths lead to a paved area ready for standing a 3 wheeler bin store and bike store. (Note not installed as part of the house sale). There is also paved access to the side of the house leading to the rear garden.

The rear garden has Kota blue limestone paved areas close to the house accessed to bring dining indoors/outdoors. The area provides space for entertaining, and a separate paved area also accessed by the private master bedroom, perfect for morning breakfast and relaxed evening drinks as this area catches sunrise and sunset. The Larch sleepers used for retaining the lawned terrace and staggered level planting beds have been carefully considered in layout and design. They are longer than usual lengths of timber sleeper with hidden fixings to match the attention to detail and clean lines within the house interior design.

The overhang also spans the full width of the new extension, creating shelter allowing you to sit and watch the rain and also provides a much-appreciated respite from the glare and heat of the midday sun. There is a shade garden full of lush green planting right up to the fixed window of the 3-metre-wide sliding doors, creating a further cooling ambience and calming effect when viewed from inside and out. A black timber shed discreetly occupies a space to the side to store tools beside the 3-tiered vegetable and fruit beds. An area of limestone gravel acts as a wide path, seating area and gravel garden planted with micro topiary shapes, mediterranean herbs, sedum and ornamental grass. A wild lawn allows clover, daisy and buttercups, great for mowing paths around the where Silver Birch, Sorbus and apple trees are planted. The garden is a manageable size and maintained with ease.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains

Parking: Drive

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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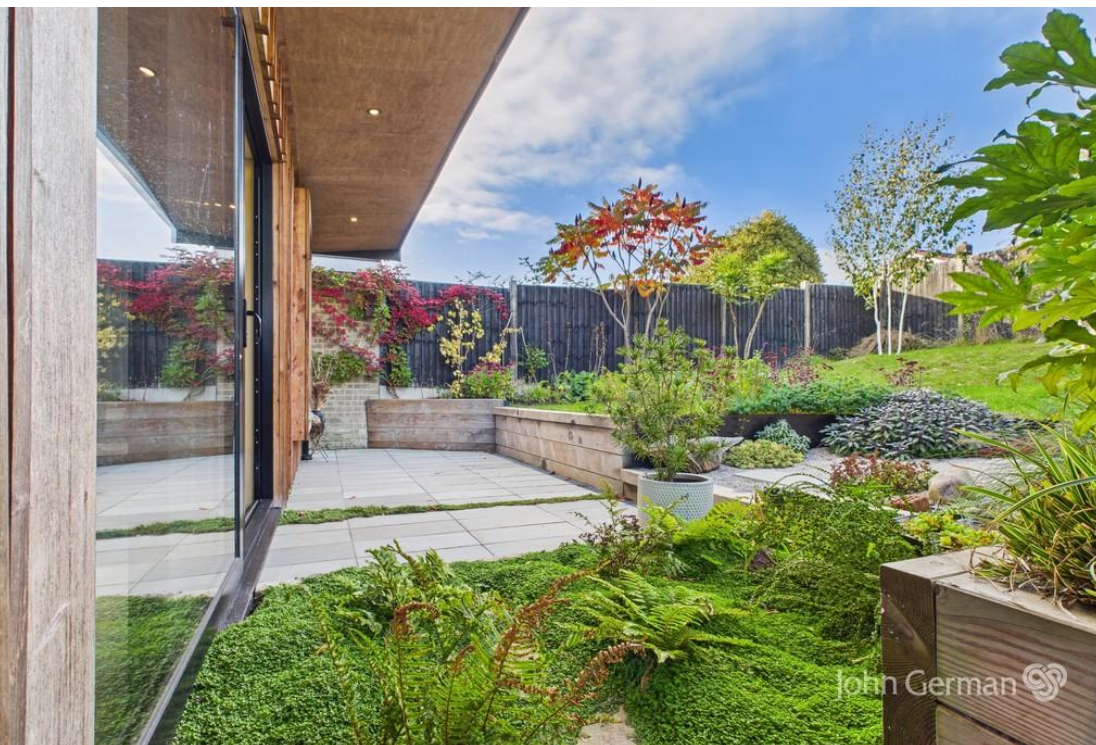


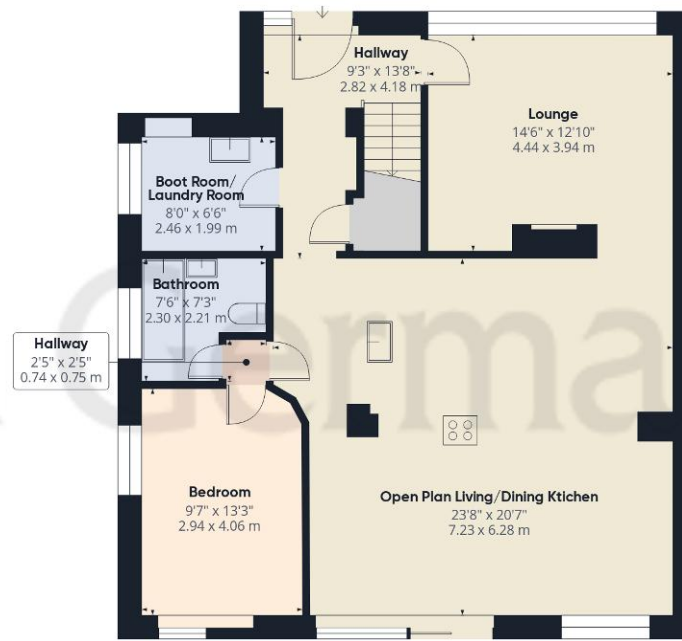






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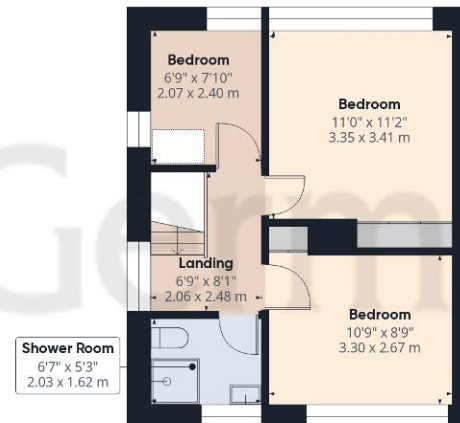


Ground Floor

Approximate total area⁽¹⁾

1366 ft²

126.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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