



## 69 Dovedale Crescent, Belper, Derbyshire, DE56 1HJ

**£495,000**



An immaculately presented and beautifully appointed contemporary family home offering extended quality four bedroom accommodation with impressive open plan living. Having ample car parking, garage and rear landscaped gardens. Viewing is strongly recommended.



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The quality family accommodation comprises generous reception hallway, bright and spacious lounge with double sided multi-fuel stove and glazed double doors open into the impressive living dining kitchen. Comprehensively appointed with a quality range of solid wood units with larder cupboard with contrasting central island, quartz work surfaces and integrated appliances. Extending to a dining area with bi-fold doors opening onto the garden. There is an open plan family area, separate utility room with WC and access to the integrated garage. To the first floor there are four good sized bedrooms with principle suite having dressing room and luxury ensuite bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and security alarm system.

To the front of the property is a block paved driveway providing generous off road parking and leading to the integral garage. The landscaped rear garden is enclosed with a sunny seating area, perfect for alfresco dining.

Dovedale Crescent is a popular area of Belper with easy access to excellent local amenities ie schools, shops and within walking distance of the town with its busy railway station, bars, restaurants and leisure facilities. Having

easy access to Derby and Nottingham via major road links ie. A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A contemporary composite entrance door allows access.

## RECEPTION HALLWAY

7 x 12'2 extending to 12'2 (2.13m x 3.71m extending to 3.71m )

There is a full height window, radiator, inset spot lighting, oak effect Karndean flooring laid in herringbone pattern and stairs climb off to the first floor. Solid oak doors open into the lounge and dining kitchen.

## LOUNGE

19'4 x 14'8 (5.89m x 4.47m )

A naturally light and spacious room having a UPVC double glazed picture window to the front, which floods the room with natural light and enjoys far reaching countryside views. Having a TV aerial point, radiator, double sided multi-fuel stove and twin steel Crittall style doors open into the :

## IMPRESSIVE LIVING DINING KITCHEN

31'10 x 19'4 overall max measurements (9.70m x 5.89m overall max measurements)

An social open plan family space.

## KITCHEN AREA

14'10 x 19'4 (4.52m x 5.89m )

Comprehensively appointed with a quality range of solid timber charcoal grey shaker style base cupboards, drawers, eye level units, glazed display cabinets, pantry larder cupboard with power points and contrasting central island unit with quartz work surfaces, splash back and upstand. An inset composite sink and drainer has a Föhen instant hot water tap. Integrated appliances include Blomberg induction hob, Klarstein extractor hood, two Neff pyrolytic double ovens and grill, wine cooler and matching housing for an American style fridge freezer. There is herringbone oak effect Karndean flooring extending to a dining area.

## LIVING DINING AREA

18'9 x 14'7 (5.72m x 4.45m)

There are three Velux skylights, matching Karndean flooring, two vertical radiators, inset spot lighting, TV aerial point, a double sided Ecosy multi-fuel stove and bi-fold

aluminum doors open onto the garden. A built-in understairs cupboard provides excellent storage. a personal door allows access to the integrated garage and an oak door opens into :

## UTILITY ROOM

6'10 x 6'10 (2.08m x 2.08m)

Fitted with matching charcoal base cupboards and wall units with quartz work surface and upstand, incorporating a stainless steel inset sink with mixer tap and mirror splash back. There is plumbing for a washing machine, space for a tumble dryer, low flush WC and UPVC double glazed window to the side elevation.

## TO THE FIRST FLOOR

### LANDING

There is a radiator and access to the part boarded roof void via a ladder.



## PRINCIPLE BEDROOM

17'8 x 12'8 (5.38m x 3.86m )

There are dual aspect UPVC double glazed windows to the front and side elevations, enjoying far reaching views, radiator and TV aerial point.

## DRESSING ROOM

12'7 x 7'1 (3.84m x 2.16m )

Fitted with a range of wardrobes and drawers providing hanging and shelving, radiator and inset spot lighting.

## ENSUITE BATHROOM

Beautifully appointed with a four piece contemporary suite comprising a walk-in double shower enclosure with thermostatic shower and Crittall effect glazed shower screen, freestanding bath with mixer taps and shower attachment, vanity wash hand basin and low flush W.C. There is complementary wall tiling, Carrara marble splash back, ceramic floor tiles with under floor heating, inset spot lights, extractor fan,

heated towel radiator and a wall mounted cabinet.

## BEDROOM TWO

11'4 x 10'11 (3.45m x 3.33m)

There is a range of built-in wardrobes providing hanging and shelving, radiator and a UPVC double glazed window to the front elevation enjoying open views.

## BEDROOM THREE

11' x 8'10 (3.35m x 2.69m)

Having a UPVC double glazed window to the rear elevation, radiator and a built-in cupboard providing shelving.

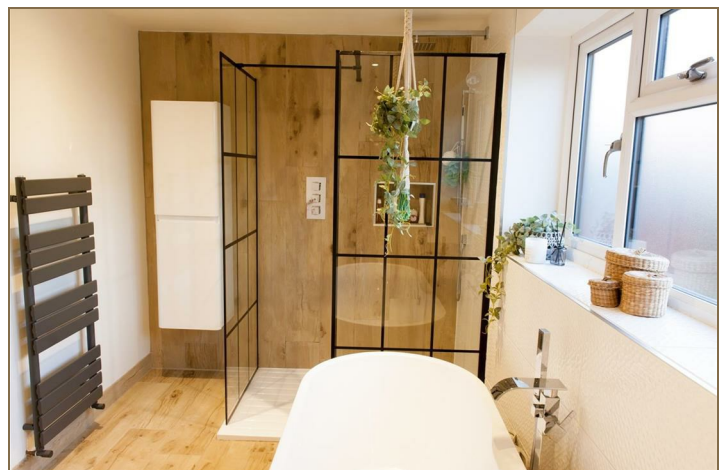
## BEDROOM FOUR

7'9 x 7'5 (2.36m x 2.26m )

Having a UPVC double glazed window to the front elevation and radiator.

## LUXURY SHOWER ROOM

Beautifully appointed with a walk-in double



shower enclosure, with contemporary black thermostatic shower, vanity wash hand basin and close coupled WC, vertical radiator, Karndean vinyl flooring, inset spot light, extractor fan, UPVC double glazed window to the rear elevation and complementary half tiling.

landscaped, having a lawn garden with mature hedging, established trees, shrubs and flowering plants. There is a decked patio, paved seating area with built-in seating, outside light and power.

## OUTSIDE

To the front of the property is a fore garden with block paved driveway providing off road parking for several vehicles and leading to the integral garage. A path to the side provides access through a secure gate to the rear garden.

## GARAGE

22' x 9'6 (6.71m x 2.90m )

Having an electronic roller shutter door, light, power and a personal door opens into the living dining kitchen.

## GARDEN

The enclosed rear garden has been



## Road Map



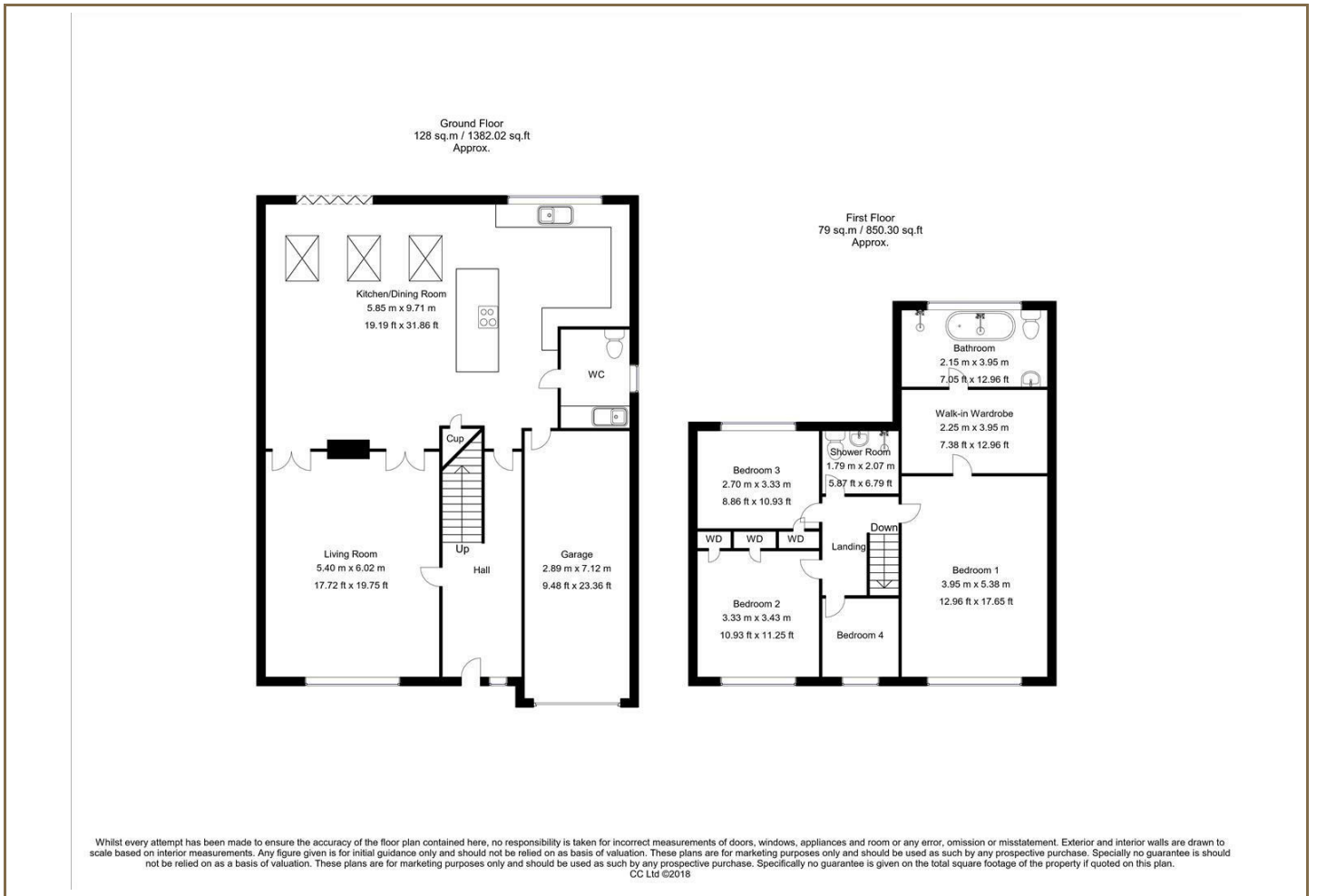
## Hybrid Map



## Terrain Map



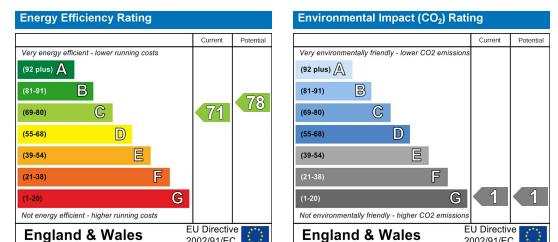
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk