



49 Dovedale Crescent, Belper, DE56 1HJ

£329,950



Offered with vacant possession/ no chain. A well proportioned detached bungalow occupying a generous plot with enormous potential to extend. Having ample car parking garage and gardens. Situated conveniently close to excellent local amenities. Viewing is highly recommended



49 Dovedale Crescent, Belper, DE56 1HJ

£329,950



The welcoming accommodation has a entrance porch, hallway, lounge with extended dining room, fitted kitchen and lean to utility room, two double bedrooms and a luxury shower room.

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

To the front of the bungalow is a fore garden with driveway to the side providing generous car parking, hard standing and leading to a garage. The rear garden extends to the side with wooden shed, greenhouse and summer house. The plot offers enormous potential to extend or develop the property.

Situated within easy reach of local amenities and Belper with its busy railway station, excellent schools, shopping, 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

PORCH

Having UPVC double glazed sliding doors and UPVC entrance door open into :

ENTRANCE HALLWAY

There is a radiator, inset spot lighting and telephone point.

LOUNGE

17'2 x 12 (5.23m x 3.66m)

A generous room with wall lighting, radiator, coving, TV aerial point and a stone built fire place with wooden mantel shelf housing a living flame gas fire. Open archway into :

DINING ROOM

12' x 7'4 (3.66m x 2.24m)

Having a radiator, UPVC double glazed window to the side and UPVC double glazed French doors with side windows allows access to the patio.

FITTED KITCHEN

10'2 x 8'10 (3.10m x 2.69m)

Appointed with a range of dark oak effect base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating an acrylic sink drainer with mixer taps upstand and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood and fridge. There is a UPVC double glazed window to the rear, ceramic tiled flooring, radiator and a glazed entrance door opens into :

UTILITY LOBBY

7'5 x 5'1 (2.26m x 1.55m)

Constructed with brick built base, UPVC double glazed windows and door. Having light, power and plumbing for an automatic washing machine.

BEDROOM ONE

12' x 12' (3.66m x 3.66m)

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

a paved patio and seating area. There is a wooden garden shed, store, green house and summer house.

BEDROOM TWO

10' x 7'9 + wardrobe recess (3.05m x 2.36m + wardrobe recess)

There is a built-in double wardrobe providing hanging and shelving, radiator and a UPVC double glazed window to the front.

SHOWER ROOM

Appointed with a three piece suite comprising a quadrant shower enclosure with an electric shower, close coupled WC and a vanity wash hand basin with useful storage beneath.

OUTSIDE

To the front of the property is a lawned fore garden with a double driveway to the side providing generous off road parking, hard standing and leading to a garage.

GARDEN

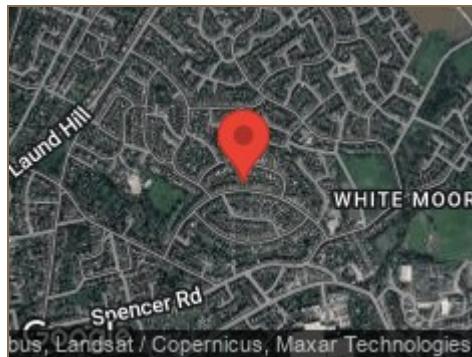
The generous rear garden is laid to lawn with



Road Map



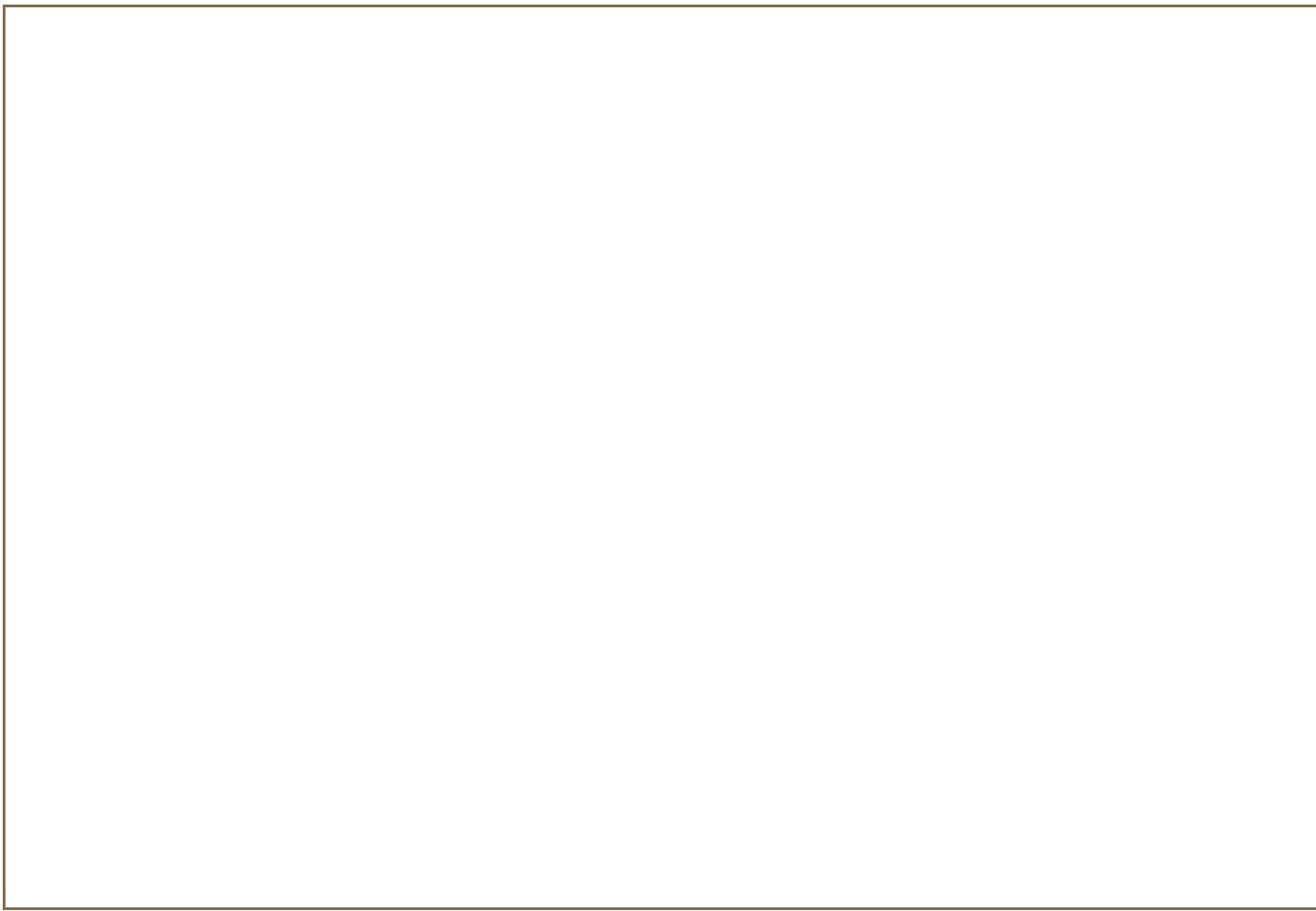
Hybrid Map



Terrain Map



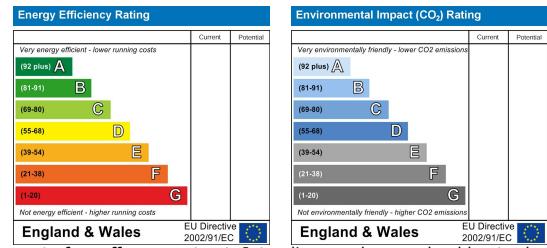
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

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