



# 11 Dovedale Crescent

Belper, DE56 1HL

Offers Over £255,000



Situated on a gently elevated position, behind a block paved driveway is this gable fronted, three bedroom detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage family home. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal: Entrance hall, staircase to the first floor, open plan lounge /dining room with a coal effect living flame fire with an attractive surround and a fitted kitchen. To the first floor, the landing leads to three well proportioned bedrooms, WC and modern family shower room. Immediately to the rear of the property there is an enclosed garden backing on to open playing fields having block paved patio, lawn with established well stocked borders, green house and timber garden shed. To the front a block paved driveway provides ample off road parking with adjacent established lawn garden. The property is situated within short commuting distance of Belper Town Centre which offers a good range of amenities including shops, schools, restaurants, leisure facilities and train service. NO UPWARD CHAIN. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a storm porch canopy the property is entered via a PVCu door having glazed inserts, PVCu double glazed window to the side elevation, central heating radiator, useful under stairs storage and ceiling light.

### Open Plan Lounge Dining Room

10'9" reducing 8'6" x 24'0" reducing 12'4" (3.30m reducing 2.60m x 7.33m reducing 3.76m )

Having an open plan lounge dining room of generous proportion with PVCu double glazed sliding doors to the rear garden aspect, PVCu double glazed window to the front elevation, two central heating radiators, three wall lights, feature gas coal effect living fire set on a marble aggregate hearth with matching back drop and wooden surround. Coving to the ceiling and two ceiling lights. Television Point.

### Kitchen

8'11" reducing 6'0" x 11'4" (2.74m reducing 1.84m x 3.46m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a quarter sink drainer unit with mixer tap, complimentary splash back tiling, tile effect flooring, ceiling light and central heating radiator. Having space for a gas cooker, space for a fridge, space for a freezer, space for a tumble dryer, useful pantry, PVCu double glazed windows to the side and rear elevations and a PVCu door to the rear garden aspect.

### To the first floor landing

Having access to the loft void, PVCu double glazed window to the side elevation and ceiling light.

### Bedroom One

11'4" reducing 7'3" x 10'0" reducing 8'3" (3.46m reducing 2.23m x 3.05m reducing 2.54m )

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

### Bedroom Two

10'0" x 12'4" (3.05m x 3.77m )

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

### Bedroom Three

6'9" x 7'8" (2.06m x 2.34m )

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

### WC

Having a close couple WC, complimentary half wall tiling, vinyl flooring, PVCu double glazed window to the side elevation and ceiling light.

### Family Shower Room

Having a modern two piece suite comprising of a vanity hand wash basin with fitted cabinet and complimentary splash back tiling and a walk in tiled shower cubicle having a thermostatically controlled shower. PVCu double glazed opaque window, chrome ladder style heated towel rail. Fitted cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system.

### Outside

To the front a black paved driveway provides ample off road parking with adjacent established garden. Immediately to the rear of the property there is an

enclosed garden backing on to open playing fields having block paved patio, lawn having established stocked borders, green house and timber garden shed.

### Area

11 Dovedale Crescent is situated approximately a mile 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

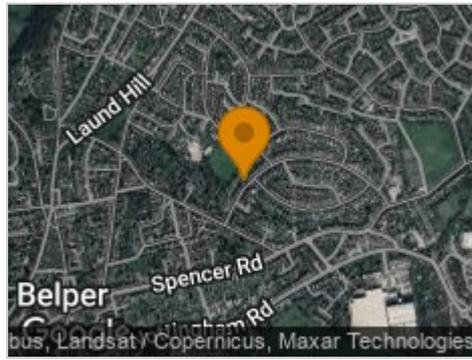
Dovedale Crescent and then the property can be found on the left hand side clearly identified by our distinctive Home2sell For sale board.



## Road Map



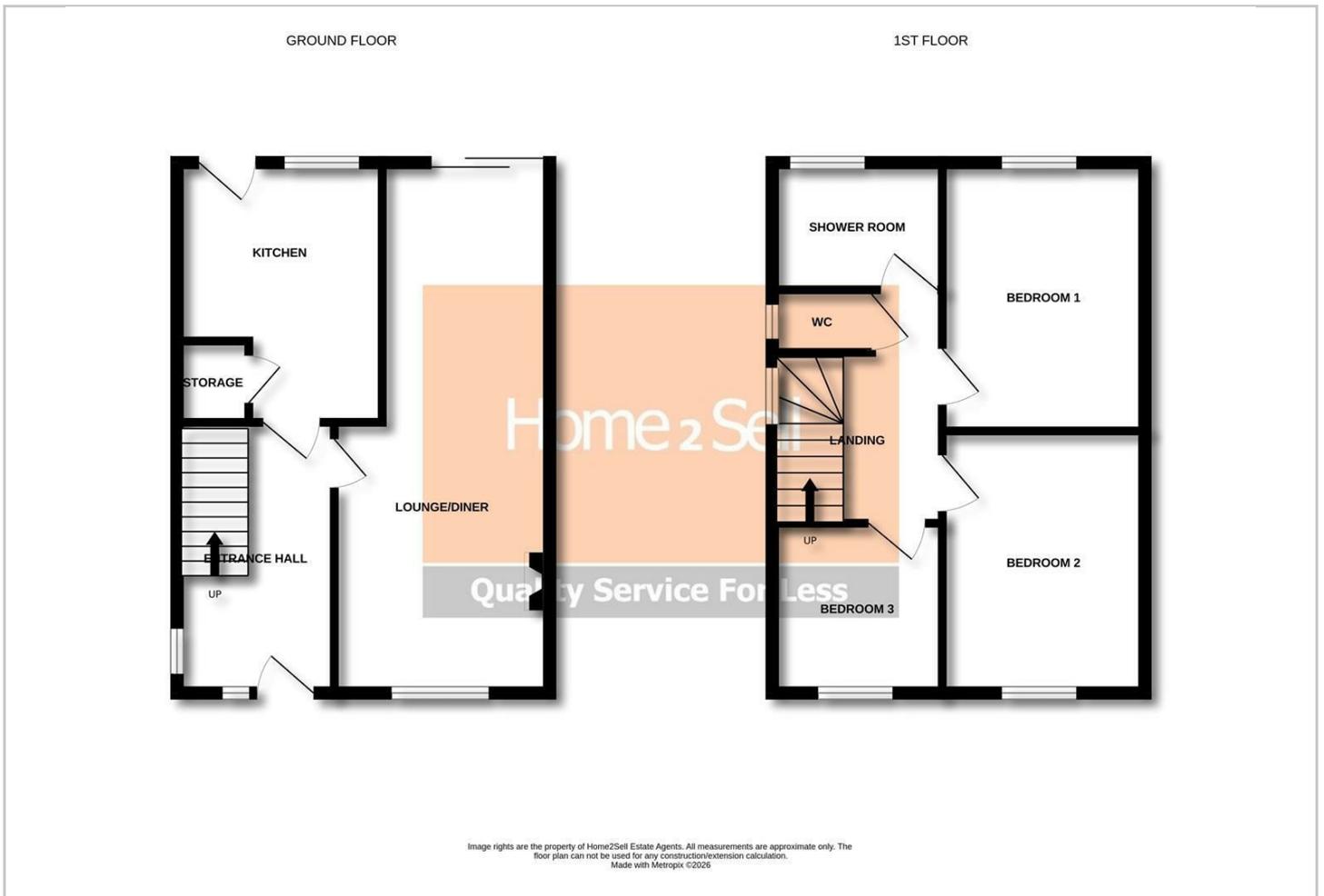
## Hybrid Map



## Terrain Map



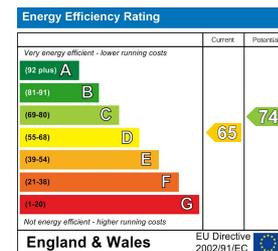
## Floor Plan



## 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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