Boxall Brown & Jones

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Residential Lettings
Property Management

71 Dovedale Crescent, Belper, DE56 1HJ

Offers Over £550,000

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Offered with vacant possession / no chain. An exceptional five-bedroom contemporary family home, beautifully extended and finished to an impeccable standard throughout. Offering spacious and versatile accommodation, a stunning open-plan living dining kitchen, generous landscaped gardens, ample parking and an integral garage. This outstanding property is perfectly designed for modern family life and effortless entertaining.

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Offers Over £550,000

Offered for sale with no onward chain. Step inside to a welcoming reception hallway, providing access to the integral garage and setting the tone for the stylish accommodation beyond. The elegant lounge is flooded with natural light and features a striking double-sided multi-fuel stove, creating a warm and inviting atmosphere. Contemporary Crittall-style glazed doors open seamlessly into the heart of the home – an impressive open-plan living, dining and kitchen space designed with both family living and social gatherings in mind.

The beautifully appointed kitchen is fitted with a comprehensive range of quality solid wood cabinetry, complemented by quartz worktops, integrated appliances, a generous central island and a useful walk-in pantry cupboard. The space flows naturally into the dining area, where bi-fold doors open onto the rear garden, creating the perfect setting for indoor-outdoor entertaining during the warmer months. A spacious family area provides a relaxed hub for everyday living, while a separate utility room and guest WC add further practicality.

To the first floor, five well-proportioned bedrooms provide ample space for growing families, home working or guest accommodation. The impressive principal suite benefits from a dedicated dressing room and a luxurious en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The property has been comprehensively modernised throughout and benefits from UPVC double glazing, gas central heating via a combi boiler and a security alarm system.

Externally, the property continues to impress. A substantial block-paved driveway provides generous off-road parking for multiple vehicles and leads to the integral garage. To the rear, the beautifully landscaped and fully enclosed garden offers a safe and private space for children to play, while the sunny patio seating area is ideal for al fresco dining, summer barbecues and entertaining family and friends.

Situated on the highly sought-after Dovedale Crescent, the property enjoys easy access to excellent local schools, shops and everyday amenities. Belper’s vibrant town centre, with its independent shops, cafés, bars, restaurants, leisure facilities and railway station, is within easy reach. Excellent transport links via the A38, A6 and M1 provide convenient access to Derby, Nottingham and the breathtaking scenery of the Peak District National Park.

A truly turnkey family home combining style, space and functionality in one of Belper’s most desirable residential locations. Early viewing is highly recommended.

ACCOMMODATION

A contemporary entrance door with glazed insert allows access.

RECEPTION HALLWAY

There is oak effect Karndean flooring, radiator, inset spot lighting, a range of coat hanging, personal door into the garage and stairs climb off to the first floor. Solid oak internal doors open into:

GUEST WC

Having a close coupled WC and vanity wash hand basin with Carrera marble effect tops, oak effect Karndean flooring, inset spot lights, radiator and a UPVC double glazed window.

UTILITY ROOM

9'3 x 7'9 (2.82m x 2.36m)

Appointed with a range of shaker style base cupboards and larder unit with Carrera marble effect work surface over incorporating a stainless steel sink drainer with mixer taps, upstand and matching splash back. There is oak effect Karndean flooring, radiator, built-in double cloaks cupboard, plumbing for a washing machine, space for a tumble dryer and a wall mounted Ideal combi boiler (serves the domestic hot water and central heating system).

IMPRESSIVE LIVING DINING KITCHEN

31' x 19'4 overall measurements (9.45m x 5.89m overall measurements)

KITCHEN

19'4 x 14'1 (5.89m x 4.29m)

Comprehensively appointed with a range of sage coloured shaker style base cupboards, drawers, eye level units and a corner larder cupboard. A large central island unit extends to a breakfast bar with pendant lighting over. Integrated appliances include an electric oven, combination oven, induction hob, extractor hood, dishwasher, recycling unit and housing for an American style fridge freezer. Having matching oak effect Kardean flooring, inset spot lights and a UPVC double glazed window overlooks the garden. Open to :

DINING AREA

16'4 x 8'4 (4.98m x 2.54m)

There is a vertical radiator, two skylight windows to the ceiling, matching oak effect flooring and aluminium bi-fold glazed doors open onto the garden.

FAMILY AREA
16'11 x 11'10 (5.16m x 3.61m)
There is a double sided multi-fuel stove with a granite hearth, pendant lighting, TV aerial point, useful under stairs store cupboard and twin glazed Crital style glazed doors open into :

LOUNGE
19'1 x 14'6 (5.82m x 4.42m)
A large deep set UPVC double glazed window to the front, two radiators, TV aerial point, satellite connection, inset mood lighting and the reverse multi-fuel stove with granite hearth.

TO THE FIRST FLOOR

LANDING
There is a radiator and access to the roof void.

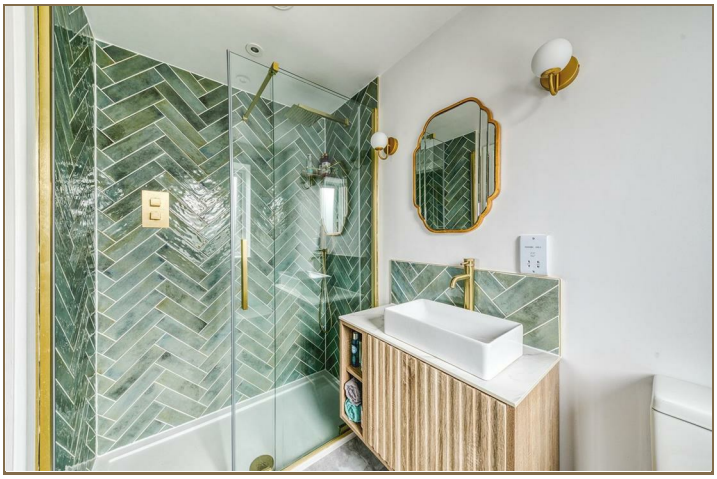
BEDROOM ONE
13'4 x 11'9 (4.06m x 3.58m)
Having a UPVC double glazed window to the front elevation, radiator and his and hers pendant lighting.

DRESSING ROOM
7'11 x 5'10 (2.41m x 1.78m)
Having inset spot lighting and a range of hanging, shelving and drawers.

ENSUITE
7'9 x 4'8 (2.36m x 1.42m)
Beautifully appointed with a stylish suite comprising a double shower enclosure with a thermostatic rainfall shower, vanity wash hand basin and a low flush WC with antique brass effect fittings, heated towel radiator, inset spot lighting, extractor fan, vinyl flooring and a UPVC double glazed window to the rear elevation.

BEDROOM TWO
12'2 x 11'9 (3.71m x 3.58m)
There is a radiator, UPVC double glazed window to the rear elevation.

BEDROOM THREE
10,11 x 9'1 (3.05m,3.35m x 2.77m)
There is a built-in wardrobe, radiator and a UPVC double glazed window to the rear elevation.



BEDROOM FOUR
11'1 x 11' (3.38m x 3.35m)
A generous room with a UPVC double glazed window to the front, radiator, built-in wardrobe and recess for desk.

BEDROOM FIVE
8'3 x 6'9 (2.51m x 2.06m)
Having a UPVC double glazed window to the front elevation and radiator, there is a built-in bulk head from the stairs.

FAMILY BATHROOM
Appointed with a three piece suite comprising a panelled bath with thermostatic rainfall shower over, vanity wash hand basin and a low flush WC. Vinyl flooring, heated towel radiator, inset spot lights and an extractor fan.

OUTSIDE
To the front of the property is a flower bed and a double block paved driveway providing ample car parking and leading to the garage. A path to the side allows access to the rear enclosed garden.

GARAGE
21' x 10' (6.40m x 3.05m)
Having an electronic shutter door, light, power and personal door into the hallway.

GARDEN
The generous landscaped garden is mainly laid to lawn with a paved seating area with steps leading to the mature garden to a further patio area, perfect for alfresco dining and entertaining.

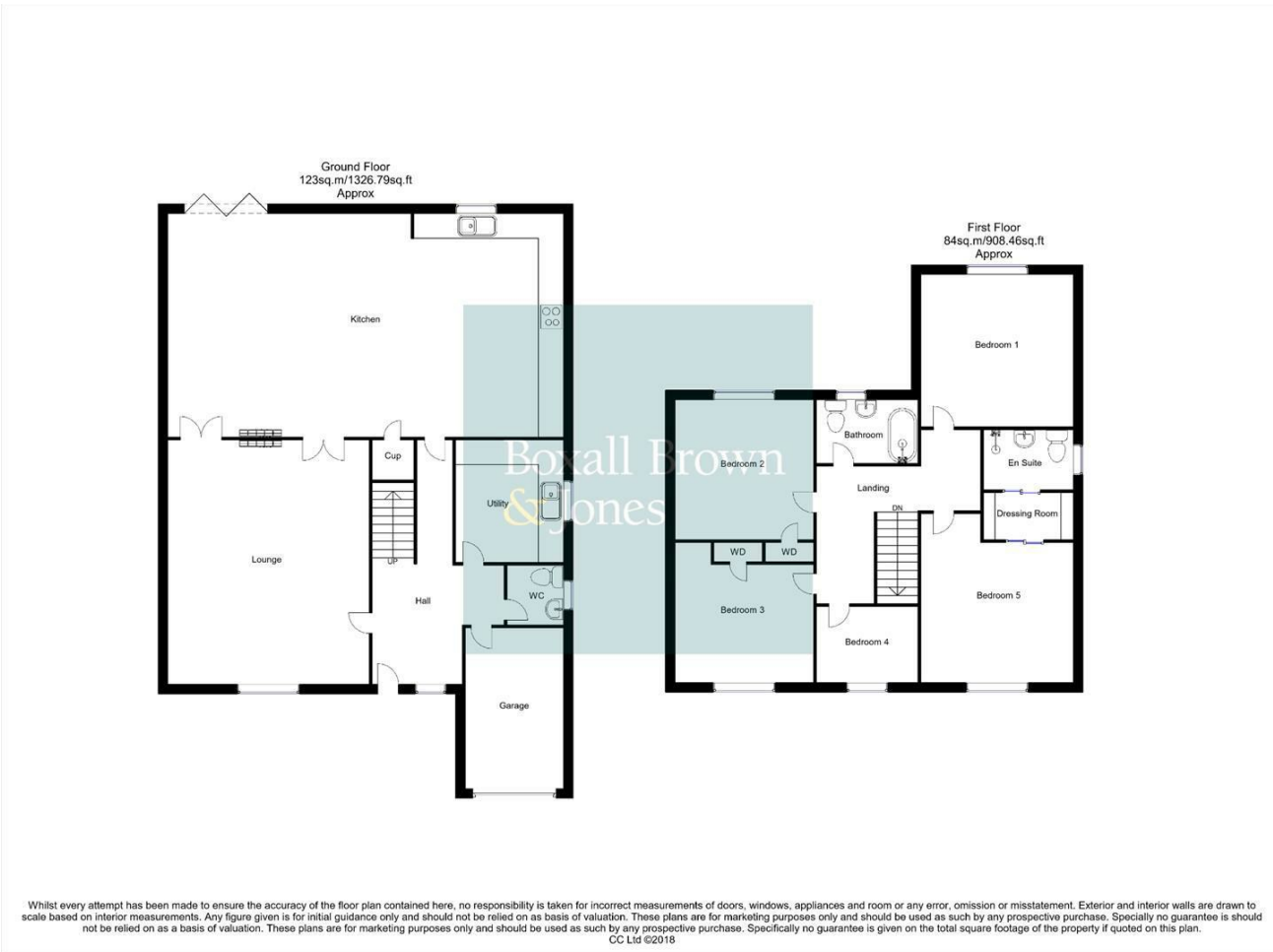
DISCLAIMER
The study and playroom photographs have been virtually staged using AI to illustrate the potential use of the space. Parts of the property description have also been assisted by AI, with all details checked for accuracy.

Road Map

Hybrid Map

Terrain Map

Floor Plan



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Viewing

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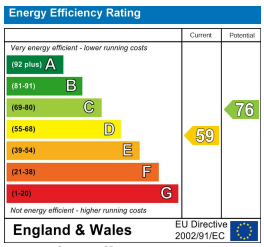
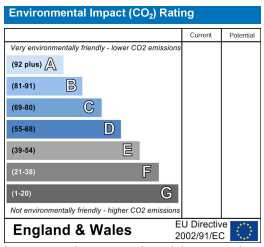
Energy Efficiency Graph





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