

Home 2 Sell

Quality Service For Less



52 Dovedale Crescent

Belper, DE56 1HJ

£418,000



GENEROUSLY EXTENDED FRONT AND REAR. Occupying a popular and convenient location is this stylish THREE bedroom sympathetically extended detached bungalow residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage, beautifully presented property with generous parking, garage and garden. Benefiting from a Southerly aspect this spacious home is very well presented throughout and has PVCu double glazing and gas central heating. The accommodation comprising in brief of entrance hall, lounge with inset stove, PVCu conservatory and a modern fitted kitchen with built in appliances. Having three very well proportioned bedrooms and a luxury family shower room with a fitted three piece suite. Outside to the front a lawn area with tarmac drive to the front and side aspects providing generous off road parking and leading to the single garage. A special feature of the sale is the delightful rear garden which is low maintenance having a most pleasant aspect with an Indian flagstone patio making an ideal space for el fresco dining and entertaining. SOLAR PANELS. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a Composite door with glazed side panel, oak flooring, central heating radiator, useful storage cupboard, access to loft void and two ceiling lights.

Fitted Dining Kitchen

7'4" extending 8'9" x 16'2" max (2.25m extending 2.68m x 4.93m max)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a sink drainer unit with Swan neck mixer tap, integrated double electric fan assisted oven with integrated electric hob having a stainless steel extractor canopy over. Complimentary splash back tiling, integrated automatic washing machine, integrated dishwasher, ceramic tile flooring, cupboard housing the wall mounted Worcester gas combination boiler which services the domestic hot water and central heating system. Space for a free standing fridge freezer, PVCu double glazed windows to the side and rear elevations, central heating radiator and two ceiling lights.

Lounge 3.92m reducing 3.11m x 6.85m reducing 5.95m

Having a PVCu double glazed window to the side elevation, PVCu French doors with matching side panels to the conservatory aspect, two central heating radiators, wall and ceiling lighting and television point. The focal point of the room is an inset electric stove set on a raised polished granite hearth with aggregate surround.

Conservatory

8'10" x 9'4" (2.70m x 2.87m)

Being of PVCu sealed unit construction on a brick base with glass roof system. Wood grain effect flooring and PVCu French doors to the garden aspect.

Bedroom One

21'2" x 11'11" (6.46m x 3.65m)

This generously proportioned room has a PVCu double glazed bow window to the front elevation, two central heating radiators, and two ceiling lights.

Bedroom Two

9'9" x 18'2" (2.99m x 5.55m)

This generously proportioned room has a PVCu double glazed bow window to the front elevation, PVCu double glazed window to the side elevation, two central heating radiators, and two ceiling lights.

Bedroom Three

12'11" reducing 4'11" x 11'3" reducing 8'3" (3.94m reducing 1.50m x 3.44m reducing 2.53m)

This room is currently presented as a formal dining room having a PVCu double glazed window to the side elevation, central heating radiator and ceiling light.

Luxury Family Shower Room

Having a beautiful fitted three piece suite comprising of a walk in shower with thermostatically controlled shower with rain head and hand held attachment, close couple WC and pedestal hand wash basin. Complimentary wall tiling and polished tiled flooring, chrome ladder style heated towel rail, PVCu double glazed opaque window to the side elevation and ceiling extractor.

Outside

Outside to the front a lawn area with tarmacadam drive to the front and side aspects providing generous off road parking and leading to the single garage. A special feature of the sale is the delightful rear garden which is low maintenance having a most pleasant aspect with an Indian flagstone patio making and ideal space for el fresco dining and entertaining.

Garage

Single Garage.

Area

52 Dovedale Crescent is situated approximately a mile and a half 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 right hand side.



Road Map



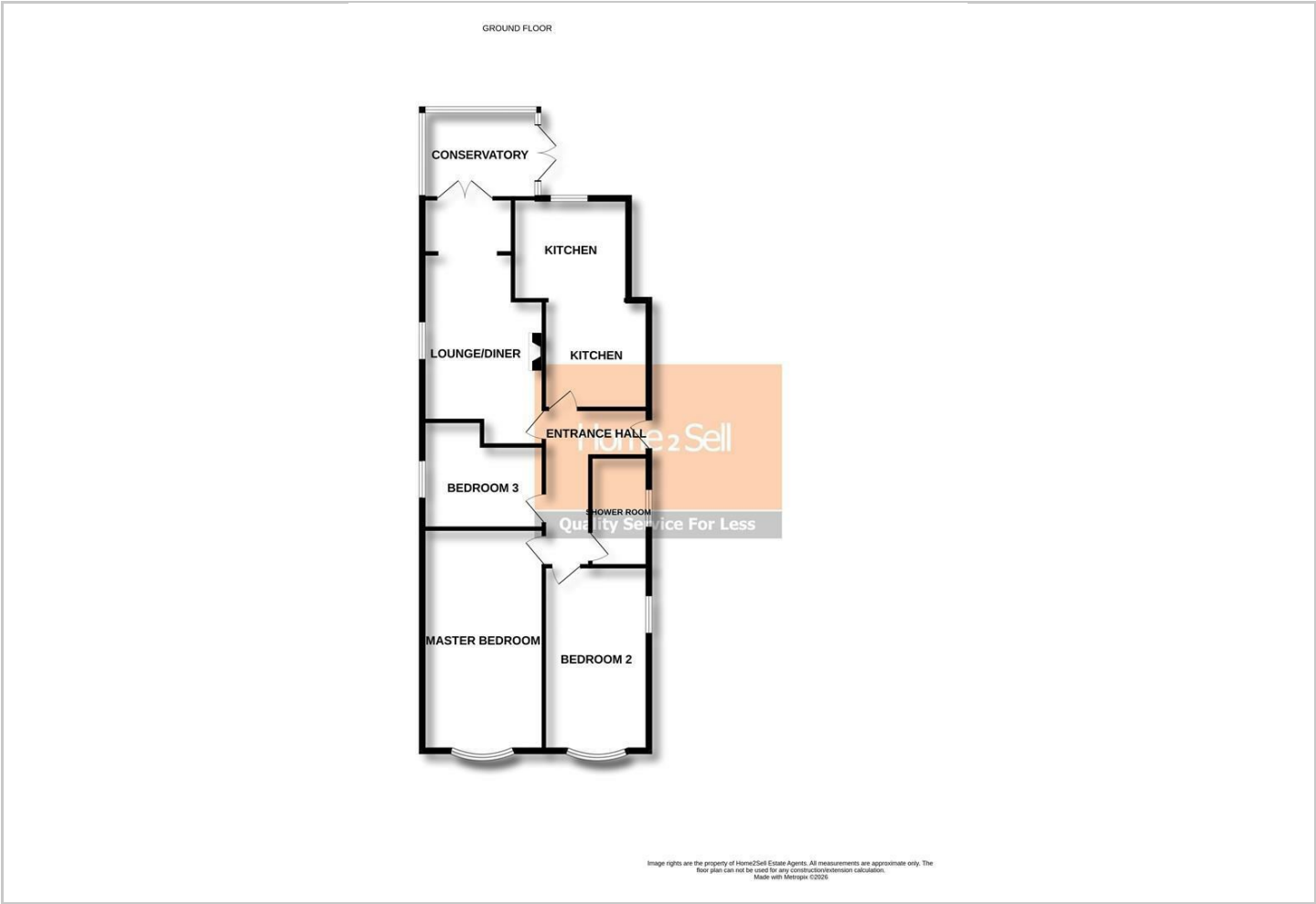
Hybrid Map



Terrain Map



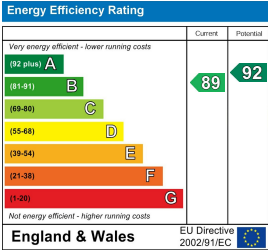
Floor Plan



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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