Home 2 Sell

Quality Service For Less



45 Dovedale Crescent

Belper, DE56 1HJ

Offers Around £332,000

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Home2sell are delighted to offer this sympathetically extended detached family residence located in a popular and sought after area of Belper being within walking distance of the town centre, local schools, shops and amenities. The spacious and well presented accommodation briefly comprises; Entrance porch, inner hallway with WC, generously sized lounge, dining area opening to the modern kitchen, study/ guest bedroom. To the first floor two generously proportioned double bedrooms and a well proportioned single bedroom. Family bathroom having a three piece suite. To the front and side of the property is a block paved driveway providing ample off street parking for several vehicles. A special feature of the sale is the delightful rear garden which must be viewed to be fully appreciated having a paved area immediately to the rear with manicured lawn with well stocked mature borders, greenhouse, timber garden shed and the detached single garage. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL. Viewing Essential.





Entrance Porch
The property is entered via a PVCu double glazed entrance door with tiled flooring, useful storage area which also houses the gas 'combination' boiler which services the domestic hot water and central heating system.

Inner Hall
With a PVCu double glazed window to the side elevation, central heating radiator, telephone jack point and staircase to the first floor landing.

Guest Cloakroom WC
With close couple WC, vanity unit with hand wash basin, complimentary tiled splash backs and a PVCu double glazed opaque window to the side aspect.

Lounge
10'11" x 20'7" (3.32 x 6.28)
Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and wall lights. Television point and a feature fire gas living flame fire set on a raised marble aggregate hearth with matching back drop and wooden surround.

Dining Area
8'8" x 9'1" (2.63 x 2.78)
Having tiled flooring, central heating radiator, TV point and opening to the

Kitchen
8'0" x 12'11" (2.43 x 3.94)
Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with contrasting roll top work surfaces over incorporating an inset sink and drainer, range style cooker with extractor over, space for a fridge/freezer, plumbing connections for a dishwasher and washing machine, complimentary tiled splash backs and flooring, PVCu double glazed window to the rear aspect and a double glazed side entrance door.

Bedroom Four/ Study
8'0" x 9'0" (2.44 x 2.74)
This versatile room has TV point, central heating radiator, in-built shelving and a PVCu double glazed window to the rear aspect.

To the first floor landing
Having access to the loft void. PVCu double glazed window to the side aspect.

Master Bedroom
12'4" x 10'1" (3.76 x 3.07)
Having a central heating radiator, ceiling light and a PVCu double glazed window to the front aspect.

Bedroom Two
11'6" x 10'0" (3.5 x 3.06)
A PVCu double bedroom having a central heating radiator and a double glazed window overlooking the rear garden.

Bedroom Three
9'3" x 7'8" (2.82 x 2.34)
Large single bedroom with central heating radiator, ceiling light and a PVCu double glazed window to the front elevation.

Family Bathroom
This generously proportioned room has a modern fitted three piece suite comprising of a P shaped

bath with panelled side and thermostatically controlled shower, fitted vanity hand wash basin and a concealed cistern WC. Complementary tiled splash backs, wood grain effect flooring, central heating radiator and PVCu double glazed opaque windows.

Outside

To the front and side of the property is a block paved driveway providing off street parking for several vehicles.

A special feature of the sale is the delightful rear garden which must be viewed to be fully appreciated having a paved area, raised lawn with mature well stocked borders, patio seating area, mature planting/hedgerow, greenhouse, timber storage shed and the detached single garage.

Garage

18'1" max x 8'0" (5.50 max x 2.43)

Having side opening door, power and lighting. Side entrance door from the rear garden, single glazed window to the side aspect.

Area

45 Dovedale Cresent 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

Leave the Home2sell Belper office and continue onto High Street which becomes Spencer Road. Proceed straight over at the mini island onto Kilbourne Road and turn left onto Dovedale Crescent where the property can be found on the right hand side of the road clearly identified by our distinctive Home2sell For Sale board.









Road Map



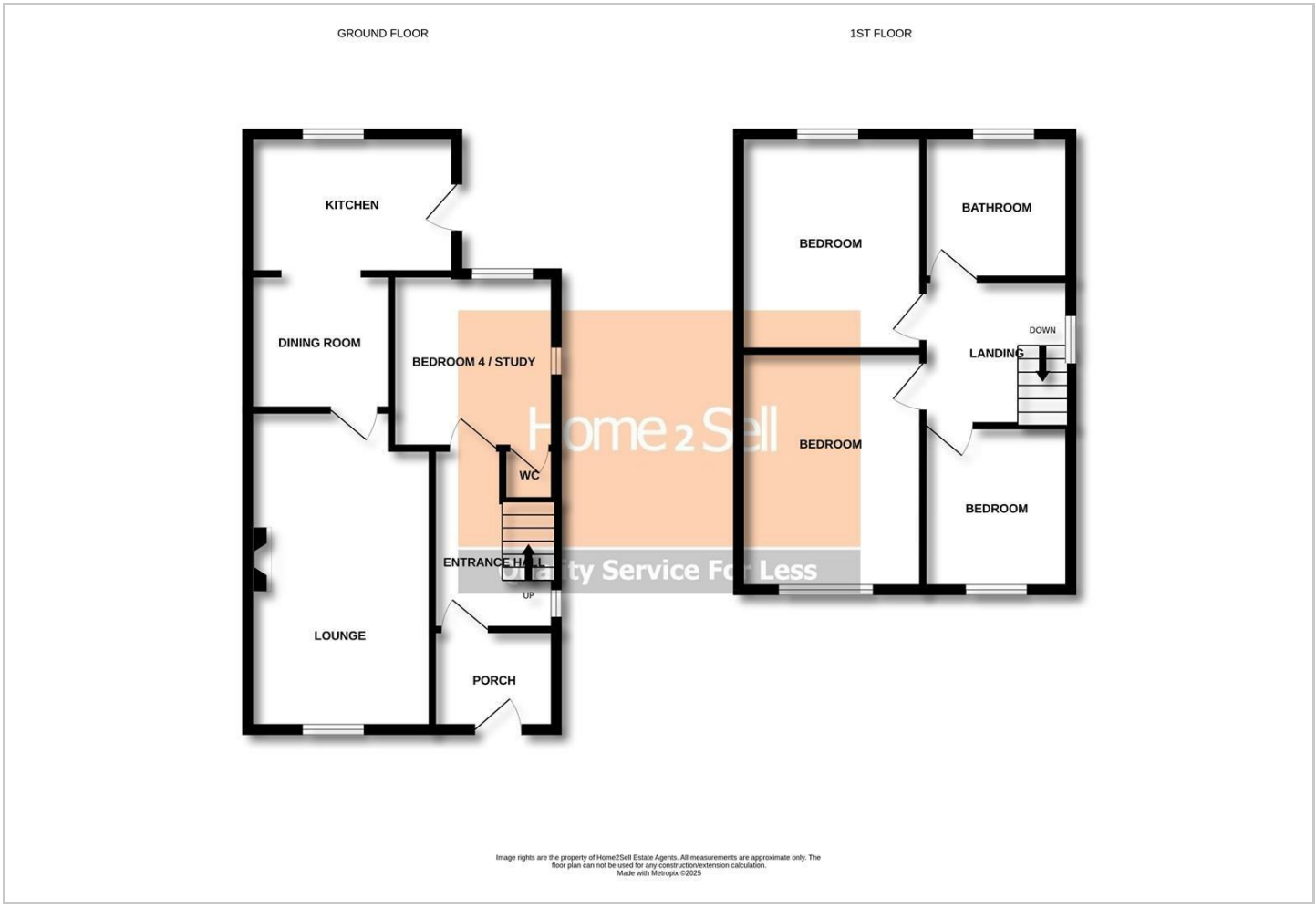
Hybrid Map



Terrain Map



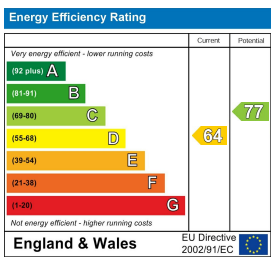
Floor Plan



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



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.

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