



37 Dovedale Crescent, Belper, DE56 1HJ

£325,000



Offered with vacant possession / no chain. A beautifully presented traditional family home offering well proportioned three bedroom accommodation with a ground floor shower room as well as the family bathroom. Situated in a popular location close to Belper and its excellent local amenities. Generous driveway and impressive rear gardens. Viewing is strongly recommended.



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The well appointed family home offers beautifully presented accommodation comprising a side entrance hallway with a luxury shower room, lounge / diner and fitted breakfast kitchen. To the first floor there are three good sized bedroom, bathroom and a separate WC.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a fore garden with a blocked paved driveway providing ample off road parking and extending to the generous rear garden, which is mainly laid to lawn with a sunny paved patio, perfect for alfresco dining.

Dovedale Crescent is a popular area of Belper, conveniently situated within walking distance of the town, close to excellent schools, shops, railway station, bars, restaurants and leisure facilities. Renowned for its historic Mills character and charm, Belper is easily accessible to Derby and Nottingham via major road links, ie A38, M1 and A6 which provides the gateway to the stunning Peak District and Derbyshire Dales.

ACCOMMODATION

A half glazed entrance door open opens into :

ENTRANCE HALLWAY

There is a radiator, telephone point, coving, useful understairs cupboard and stairs climb to the first floor.

LOUNGE DINER

24'3 x 10'11 (7.39m x 3.33m)

A generous open plan room with a bow window to the front, radiator, TV aerial point and a classic marble fire surround with marble insert and curved hearth housing a living flame gas fire. There is coving to the ceiling, wall lights, two radiators and a UPVC double glazed window to the rear over looks the garden.

FITTED KITCHEN

11'4 x 8'11 (3.45m x 2.72m)

Appointed with a range of light oak base cupboards, drawers, eye level units and glass display cabinets with rolled top work surface over incorporating a composite sink drainer with mixer taps and splash back tiling. Integrated appliances include a Neff hide and slide electric oven, ceramic hob, fridge freezer and washing machine. There is herringbone effect vinyl flooring, radiator, two UPVC double glazed windows to the side and rear and a half glazed entrance door opens to the side.

GROUND FLOOR SHOWER ROOM

7' x 6'8 (2.13m x 2.03m)

Beautifully appointed with a quadrant shower enclosure with an electric shower, vanity wash hand basin and a low flush WC with complementary full tiling with matching floor tiles, heated towel radiator, inset spot lighting, extractor fan and two UPVC double glazed windows to the side and front.

TO THE FIRSTFLOOR

LANDING

Having a UPVC double glazed window to the side elevation and access to the boarded roof void, via a ladder with light and power.

BEDROOM ONE

12'6 x 10'1 (3.81m x 3.07m)

Fitted with a range of built-in furniture with wardrobes, bedside units, drawers and over bed cabinets, radiator, coving and a UPVC double glaze window to the front elevation.

BEDROOM TWO

11'4 x 10'2 (3.45m x 3.10m)

Having a radiator, UPVC double glazed window to the rear elevation and a range of built-in furniture comprising double wardrobe, drawers, shelving and reading lights, TV aerial point, radiator, coving and a UPVC double glazed window to the rear elevation.

BEDROOM THREE

7'9 x 6'8 (2.36m x 2.03m)

There is coving, radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Beautifully appointed with a panelled bath with an electric shower and glazed screen over and a vanity wash hand basin with useful storage beneath, complementary full tiling, vinyl flooring, extractor fan, heated towel radiator, UPVC double glazed window to the rear elevation and a built-in airing cupboard housing the Worcester combi boiler (serving the domestic hot water and central heating system) and providing linen storage.

SEPARATE WC

There is a low flush WC and a UPVC double glazed window to the side.

OUTSIDE

To the front of the property is a double block paved driveway providing ample car parking and extending to the rear.

GARDEN

The generous rear garden is laid to lawn with established trees, shrubs and flowering plants to the borders. There is a patio area with outside tap, security lighting and path leads to a sunny block paved seating area, perfect for alfresco dining. There is a wooden garden shed.



Road Map



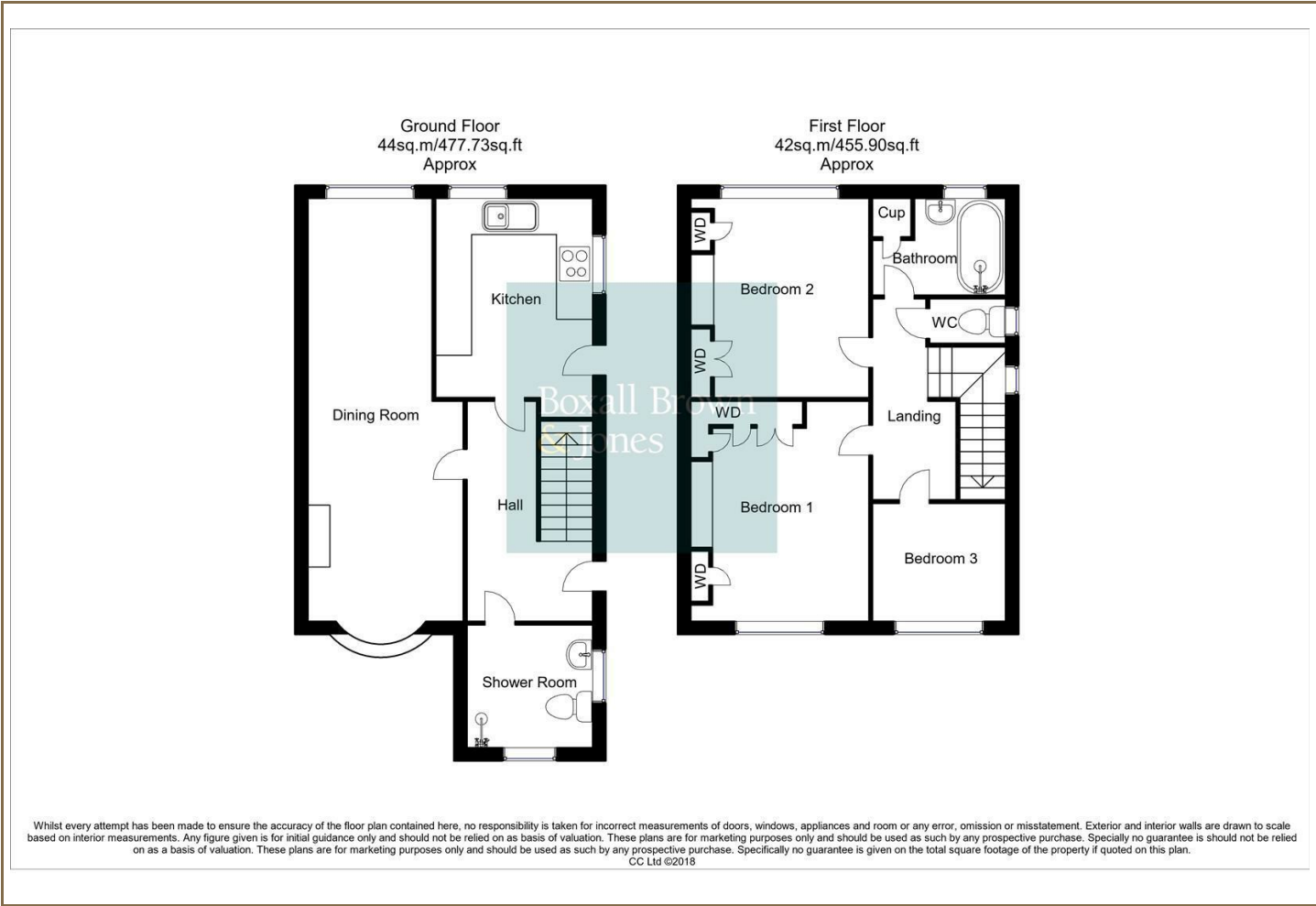
Hybrid Map



Terrain Map



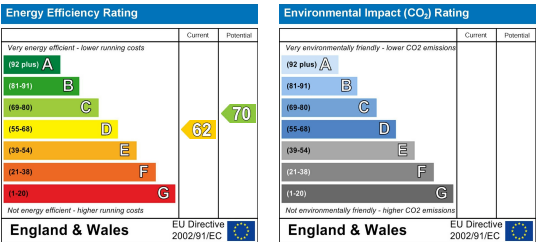
Floor Plan



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



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