



£299,950

Dovedale Crescent, Belper DE56 1HL

Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- Stunning Detached Home
- Superb Open Plan Living Accomodation
- Modern Kitchen & Bathroom
- Landscaped Garden With Pleasant Outlook
- Driveway
- Sought After Location Close To School
- Ideal Small Family Purchase
- View Essential!
- COUNCIL TAX BAND C



## Property Description

An opportunity to acquire this superbly presented and renovated three bedroom detached family home located in popular residential area.

## Main Particulars

Derbyshire Properties are delighted to introduce this beautifully renovated and presented three bedroom detached family home located in popular residential area. The property is presented to very high standard throughout and comprises of an entrance hall, lounge and open plan kitchen/diner that all provide a light and airy sociable spaces. To the first floor there are three bedrooms and family bathroom. We recommend the property would ideally suit young families looking to downsize and maybe even first time buyers.

Outside The property offers a block paved driveway that provides parking for two vehicles and as side access gate provides access to a delightful mature rear garden with feature for width patio terrace. We believe the property will attract high levels of interest and an early inspection should be undertaken to avoid disappointment.

### Entrance Hall

3.76m x 2.04m (12' 4" x 6' 8") Entered via a modern composite door with obscured adjoining side panel from the front elevation, attractive panelling to walls, wood floor covering, double glazed window to the side elevation, wall mounted radiator and carpeted staircase to 1st floor landing. Internal oak doors lead to living room and kitchen.

### Living Room

4.41m x 3.19m (14' 6" x 10' 6") With large double glazed window to front elevation, spotlighting to ceiling, wood floor covering and door opening into dining area. The feature focal point is a bespoke media unit with space for TV, sound bar and electric fire beneath. Two feature alcoves with cedar clad walls and spotlight down lighters.

### Dining/Kitchen

5.48m x 2.8m (18' 0" x 9' 2")

Kitchen Area - This stunning kitchen comprises of a range of wall and base mounted units with quartz surface incorporating a double sink with mixer taps and quartz splashbacks. Integrated appliances include electric oven, electric induction hob, mirrored splashback and modern extractor canopy. Integrated fridge/freezer, wood floor covering, spotlighting to ceiling, double glazed window and door to the rear elevation and feature bar seating area.

Dining area -With the continuation of the wood floor covering from the lounge and kitchen areas, spotlights to ceiling, two wall mounted modern vertical radiators and double glazed sliding patio doors to the rear elevation allowing for direct access onto the rear garden terrace.

### Landing

Accessed via the main entrance hallway with attractive wood panelled walls, double glazed window to side elevation, ceiling mounted loft access point and oak doors accessing all three bedrooms and bathroom.

### Bedroom 1

3.69m x 2.94m (12' 1" x 9' 8") With double glaze window to the front elevation, warm mounted radiator and arranged fitted wardrobes provide ample storage and hanging space. The focal point of the room is a wood panelled wall.

#### Bedroom 2

3.47m x 3.04m (11' 5" x 10' 0") With double glazed window to the rear elevation overlooking the delightful rear garden, wall mounted radiator and TV point.

#### Bedroom 3

2.34m x 2.06m (7' 8" x 6' 9") Double glazed window to front elevation, wall mounted radiator.

#### Bathroom

2.57m x 2.31m (8' 5" x 7' 7") Briefly comprising of a four piece modern bathroom suite to include WC, vanity unit, oval-shaped bathtub with centrally mounted taps and walking shower with main shower attachment over and feature shower screen. Attractive tiling to walls and floor, spotlighting to ceiling, double glazed windows to the rear and side elevations and modern wall mounted heated towel rail and heated mirror.

#### Outside

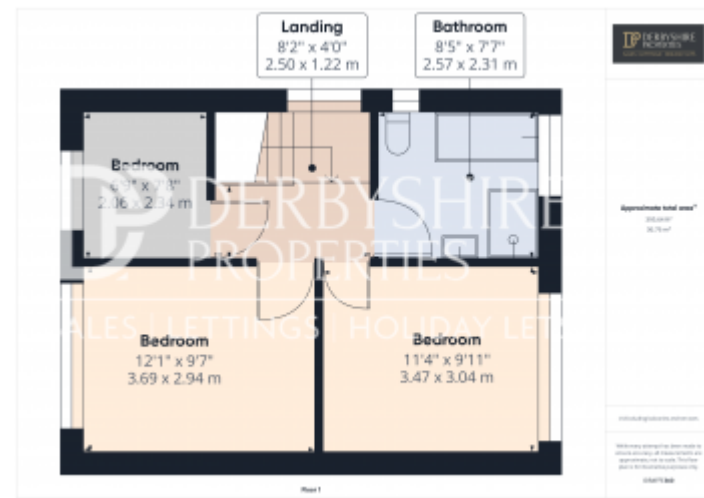
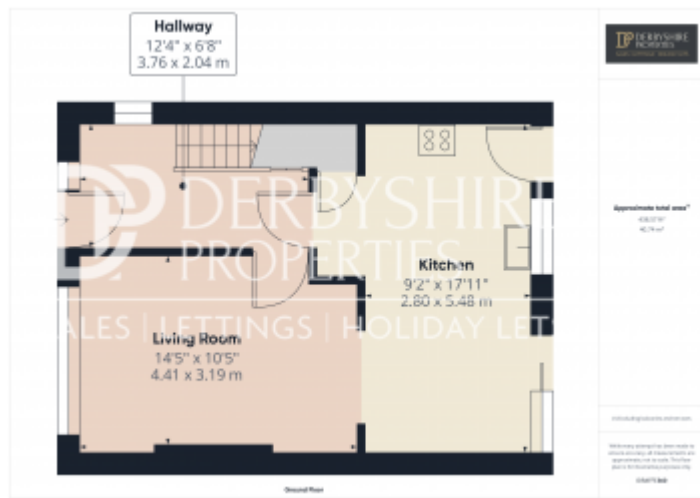
To the front aspect is a low maintenance frontage with a curved block paved driveway providing parking for two vehicles with side access gate leading to the rear garden. The main frontage has a slate covering with stocked flowerbeds bordering the neighbouring property. The delightful rear garden consist of a full width, paved patio entertaining terrace and retaining wall leading to a beautifully presented lawn with block paved edging, stocked flowerbeds and borders, timber fenced boundaries, outside tap and security lighting.

The garden also offers a timber constructed outbuilding that could be used for a variety of uses to include home office, shed, studio or place of work .

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

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