Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



49 Dovedale Crescent, Belper, DE56 1HJ

Offers In Excess Of

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Offered with vacant possession/ no chain. A well proportioned detached bungalow occupying a generous plot with enormous potential to extend. Having ample car parking garage and gardens. Situated conveniently close to excellent local amenities. Viewing is highly recommended







49 Dovedale Crescent, Belper, DE56 1HJ

Offers In Excess Of £285,000





The welcoming accommodation has a entrance porch, hallway, lounge with extended dining room, fitted kitchen and lean to utility room, two double bedrooms and a luxury shower room.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the bungalow is a fore garden with driveway to the side providing generous car parking, hard standing and leading to a garage. The rear garden extends to the side with wooden shed, greenhouse and summer house. The plot offers enormous potential to extend or develop the property.

Situated within easy reach of local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

PORCH
Having UPVC double glazed sliding doors and UPVC entrance door open into :

ENTRANCE HALLWAY
There is a radiator, inset spot lighting and telephone point.

LOUNGE
17'2 x 12 (5.23m x 3.66m)
A generous room with wall lighting, radiator, coving, TV aerial point and a stone built fire place with wooden mantel shelf housing a living flame gas fire. Open archway into :

DINING ROOM
12' x 7'4 (3.66m x 2.24m)
Having a radiator, UPVC double glazed window to the side and UPVC double glazed French doors with side windows allows access to the patio.

FITTED KITCHEN
10'2 x 8'10 (3.10m x 2.69m)
Appointed with a range of dark oak effect base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating an acrylic sink drainer with mixer taps upstand and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood and fridge. There is a UPVC double glazed window to the rear, ceramic tiled flooring, radiator and a glazed entrance door opens into :

UTILITY LOBBY
7'5 x 5'1 (2.26m x 1.55m)
Constructed with brick built base, UPVC double glazed windows and door. Having light, power and plumbing for an automatic washing machine.

BEDROOM ONE
12' x 12' (3.66m x 3.66m)
Having a radiator and a UPVC double glazed window to the front.

BEDROOM TWO
10' x 7'9 + wardrobe recess (3.05m x 2.36m + wardrobe recess)
There is a built-in double wardrobe providing hanging and shelving, radiator and a UPVC double glazed window to the front.

SHOWER ROOM
Appointed with a three piece suite comprising a quadrant shower enclosure with an electric shower, close coupled WC and a vanity wash hand basin with useful storage beneath.

OUTSIDE
To the front of the property is a lawned fore garden with a double driveway to the side providing generous off road parking, hard standing and leading to a garage.

GARDEN
The generous rear garden is laid to lawn with a paved patio and seating area. There is a wooden garden shed, store, green house and summer house.









Road Map



Hybrid Map



Terrain Map

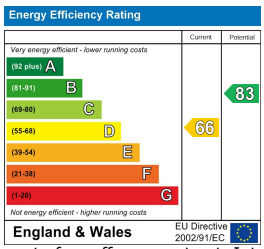


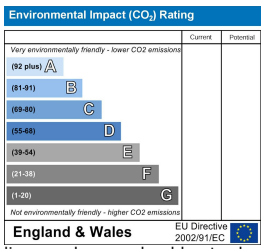
Floor Plan

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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