



## 71 Dovedale Crescent, Belper, DE56 1HJ

**£575,000**



An immaculately presented and beautifully appointed contemporary family home offering well proportioned extended five bedroom quality accommodation with an impressive open plan living dining kitchen. Having ample car parking, garage and generous rear landscaped gardens. Viewing is strongly recommended. Offered with no chain.



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The newly modernised contemporary family accommodation comprises a generous reception hallway with access into the garage. A bright and spacious lounge with double sided multi-fuel stove and glazed crittal style double doors open into the impressive living dining kitchen. Comprehensively appointed with a quality range of solid wood units with pantry cupboard and contrasting central island with quartz work surfaces and integrated appliances. Extending to a dining area with bi-fold doors opening onto the garden. There is an open plan family space, separate utility room and guest WC. To the first floor there is a family bathroom and five good sized bedrooms with the principle suite having dressing room and luxury en-suite.

Having been fully modernised the property benefits from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and security alarm system.

To the front of the property is a double block paved driveway providing generous off road parking and leading to the integral garage. The good sized rear garden is fully enclosed and landscaped with a sunny seating area, perfect for alfresco dining.

Dovedale Crescent is a popular area of Belper with easy access to excellent local amenities

ie schools, shops and within walking distance of the town with its busy railway station, independent 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

A contemporary entrance door with glazed insert allows access.

## RECEPTION HALLWAY

There is oak effect Karndean flooring, radiator, inset spot lighting, a range of coat hanging, personal door into the garage and stairs climb off to the first floor. Solid oak internal doors open into:

## GUEST WC

Having a close coupled WC and vanity wash hand basin with Carrera marble effect tops, oak effect Karndean flooring, inset spot lights, radiator and a UPVC double glazed window.

## UTILITY ROOM

9'3 x 7'9 (2.82m x 2.36m )

Appointed with a range of shaker style base cupboards and larder unit with Carrera marble effect work surface over incorporating a stainless steel sink drainer with mixer taps, upstand and matching splash back. There is oak effect Karndean flooring, radiator, built-in double cloaks

cupboard, plumbing for a washing machine, space for a tumble dryer and a wall mounted Ideal combi boiler (serves the domestic hot water and central heating system).

## IMPRESSIVE LIVING DINING KITCHEN

31' x 19'4 overall measurements (9.45m x 5.89m overall measurements)

### KITCHEN

19'4 x 14'1 (5.89m x 4.29m )

Comprehensively appointed with a range of sage coloured shaker style base cupboards, drawers, eye level units and a corner larder cupboard. A large central island unit extends to a breakfast bar with pendant lighting over. Integrated appliances include an electric oven, combination oven, induction hob, extractor hood, dishwasher, recycling unit and housing for an American style fridge freezer. Having matching oak effect Kardean flooring, inset spot lights and a UPVC double glazed window overlooks the garden. Open to :

## DINING AREA

16'4 x 8'4 (4.98m x 2.54m )

There is a vertical radiator, two skylight windows to the ceiling, matching oak effect flooring and aluminium bi-fold glazed doors open onto the garden.

## FAMILY AREA

16'11 x 11'10 (5.16m x 3.61m )

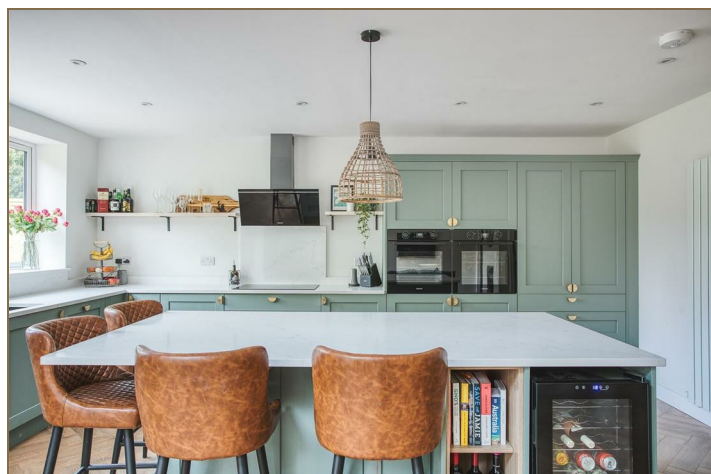
There is a double sided multi-fuel stove with a granite hearth, pendant lighting, TV aerial point, useful under stairs store cupboard and twin glazed Crital style glazed doors open into :

## LOUNGE

19'1 x 14'6 (5.82m x 4.42m )

A large deep set UPVC double glazed window to the front, two radiators, TV aerial point, satellite connection, inset mood lighting and the reverse multi-fuel stove with granite hearth.

## TO THE FIRST FLOOR



## LANDING

There is a radiator and access to the roof void.

## BEDROOM ONE

13'4 x 11'9 (4.06m x 3.58m )

Having a UPVC double glazed window to the front elevation, radiator and his and hers pendant lighting.

## DRESSING ROOM

7'11 x 5'10 (2.41m x 1.78m )

Having inset spot lighting and a range of hanging, shelving and drawers.

## ENSUITE

7'9 x 4'8 (2.36m x 1.42m )

Beautifully appointed with a stylish suite comprising a double shower enclosure with a thermostatic rainfall shower, vanity wash hand basin and a low flush WC with antique brass effect fittings, heated towel radiator, inset spot lighting, extractor fan, vinyl flooring and a UPVC double glazed window to the rear elevation.

## BEDROOM TWO

12'2 x 11'9 (3.71m x 3.58m )

There is a radiator, UPVC double glazed window to the rear elevation.

## BEDROOM THREE

10,11 x 9'1 (3.05m,3.35m x 2.77m)

There is a built-in wardrobe, radiator and a UPVC double glazed window to the rear elevation.

## BEDROOM FOUR

11'1 x 11' (3.38m x 3.35m)

A generous room with a UPVC double glazed window to the front, radiator, built-in wardrobe and recess for desk.

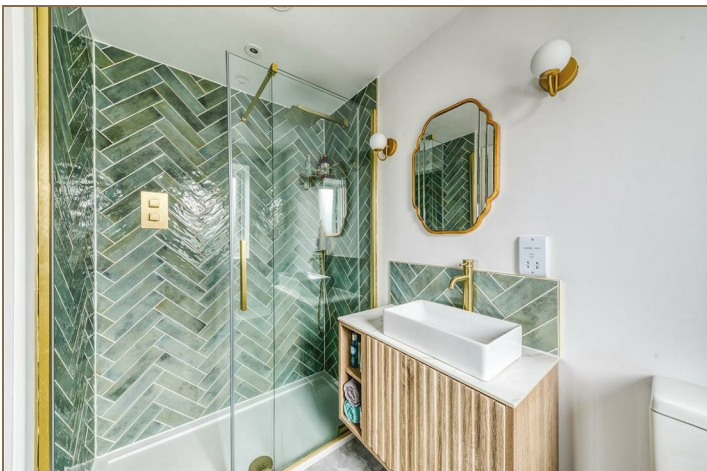
## BEDROOM FIVE

8'3 x 6'9 (2.51m x 2.06m )

Having a UPVC double glazed window to the front elevation and radiator, there is a built-in bulk head from the stairs.

## FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with thermostatic rainfall



shower over, vanity wash hand basin and a low flush WC. Vinyl flooring, heated towel radiator, inset spot lights and an extractor fan.

## OUTSIDE

To the front of the property is a flower bed and a double block paved driveway providing ample car parking and leading to the garage. A path to the side allows access to the rear enclosed garden.

## GARAGE

21' x 10' (6.40m x 3.05m)

Having an electronic shutter door, light, power and personal door into the hallway.

## GARDEN

The generous landscaped garden is mainly laid to lawn with a paved seating area with steps leading to the mature garden to a further patio area, perfect for alfresco dining and entertaining.

## DISCLAIMER

Certain images have been virtually staged

using AI to illustrate the potential use of the space.



Road Map



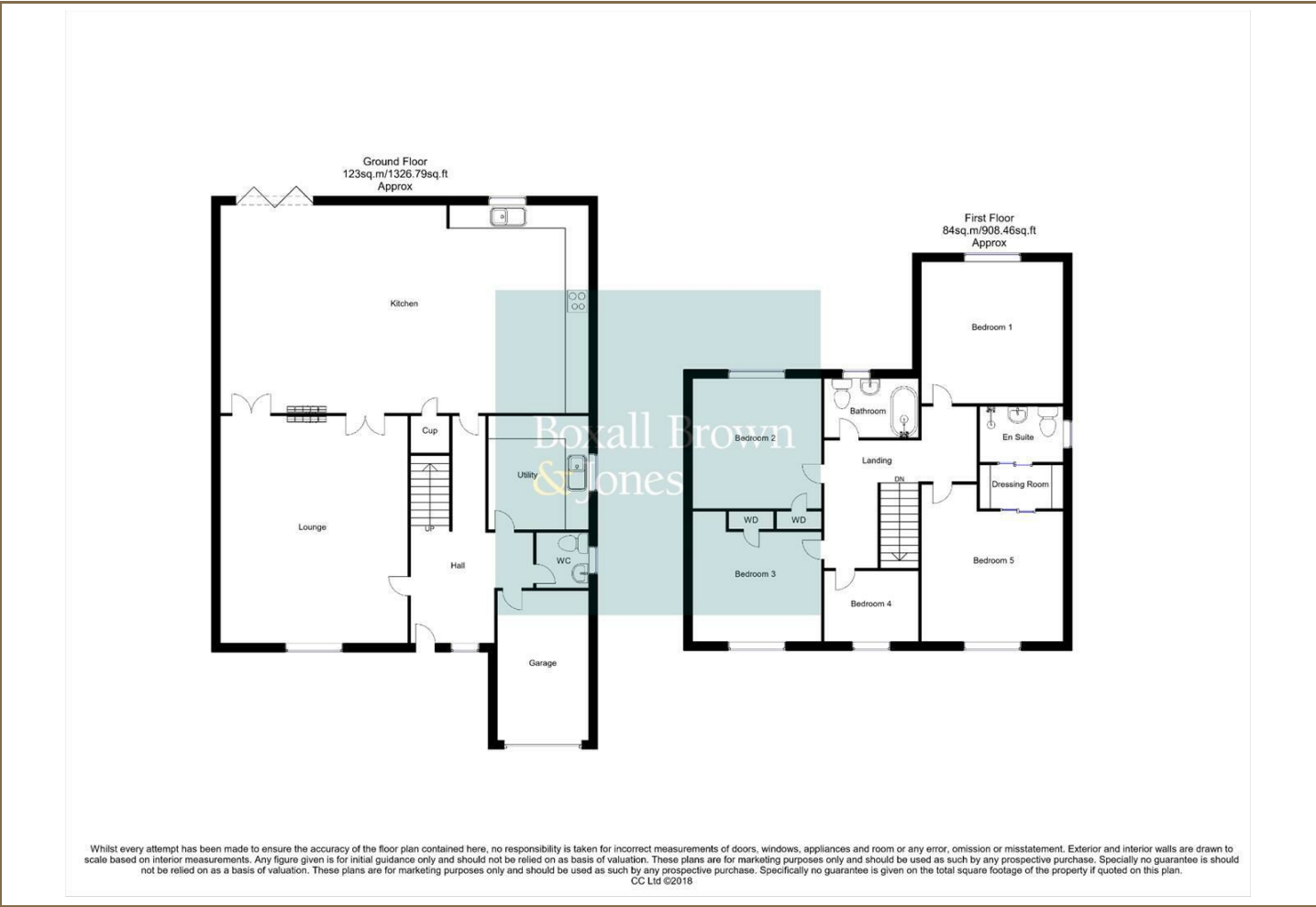
Hybrid Map



Terrain Map



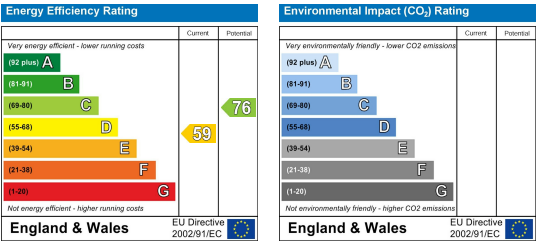
Floor Plan



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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