



## 10 Dovedale Rise, Allestree, Derby, DE22 2RE

**Offers In The Region Of  
£325,000**



A spacious detached four bedroom property with principle extended ground floor accommodation with the addition of two first floor bedrooms. No Chain.



# 10 Dovedale Rise, Allestree, Derby, DE22 2RE

## Offers In The Region Of £325,000



### DIRECTIONS

Approaching Allestree from Kedleston Road turn right onto Birchover Way, second right into Carsington Crescent then first left into Dovedale Rise where the property will be found on the right just before the junction with The Green.

Occupying a pleasant position close to local amenities and school this flexible-use property offers deceptively spacious accommodation which includes double glazing and gas central heating comprising, entrance hallway, large kitchen area with breakfast bar with open plan access into a large living dining area featuring a log burning stove. Also to the ground floor are two bedrooms and shower room. To the first floor there are two further large bedrooms along with a store room offering potential for conversion.

Externally there is a deep frontage providing off road parking to the front and side, along with a planted front garden. To the rear there is a detached garage and store, large paved patio, raised decking and second patio area with low maintenance slate chipped borders.

Dovedale Rise connects to Carsington Crescent offering direct access to the many useful amenities found at the Park Farm shopping centre including grocery stores, post office, cafes and neighbouring primary school.

The family friendly Markeaton park is a short distance away as is the city centre connected by a frequent public transport service.

The property is offered for sale with no chain and vacant possession.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALLWAY

An 'L' shaped area with side main door, wooden flooring, two shallow store cupboards, radiator.

##### OPEN PLAN LIVING DINING KITCHEN

A superb extended social area providing spacious living accommodation.

##### KITCHEN AREA

19'9" x 11'6" (6.02m x 3.51m)

Fitted with a comprehensive range of wall and base units with solid wooden doors and drawer fronts further complimented by quality granite work surfaces and tiled walls, inset stainless steel sink and drainer, matching breakfast bar, space for all appliances, electric induction hob with extractor fan over, tiled floor, UPVC double glazed French doors to garden and side window, concealed Worcester combination boiler providing domestic hot water and gas central heating. The kitchen continues into:



## LIVING AREA

26'8" x 11'11" (8.13m x 3.63m)

A large area with ample space for living and dining furniture and featuring a log burning stove with tiled hearth, stairs to first floor, media connections, sliding patio doors and two central heating radiators.

## BEDROOM ONE

12' x 11'11" (3.66m x 3.63m)

A spacious double bedroom with front facing UPVC double glazed bow window and deep tiled sill, laminate flooring and radiator.

## BEDROOM TWO

9'8" x 8'6" (2.95m x 2.59m)

A generous bedroom with front facing UPVC double glazed window, laminate flooring and radiator.

## SHOWER ROOM

6'2" x 5'10" (1.88m x 1.78m)

Appointed with a corner shower cubicle with

sliding screen doors and main chrome shower, glazed wash hand basin and low level WC, tiled floor and walls, side window, extractor fan and chrome towel radiator.

## FIRST FLOOR

### LANDING

With Velux window over the stairs, access into both first floor bedrooms and with large cupboard space (9'1" x 5'9" with limited head height) offering potential for a study or shower room subject to building regulation approval.

### BEDROOM THREE

15'8" x 9' (4.78m x 2.74m)

A generous bedroom with three Velux windows, double eaves storage, radiator.

### BEDROOM FOUR

15'7" x 11'6" (4.75m x 3.51m)

A similar room with central chimney, three Velux windows, double eaves storage and radiator.



## OUTSIDE

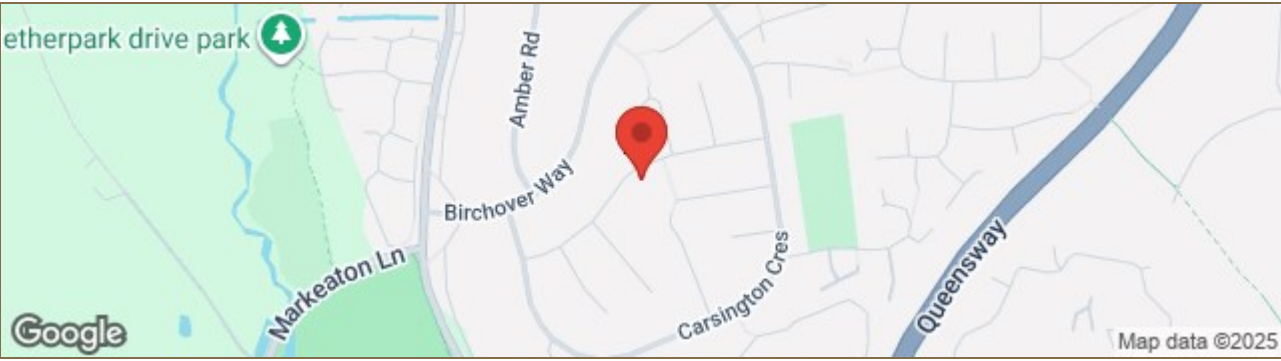
Externally there is a deep frontage providing off road parking to the front and side, along with a planted front garden. To the rear there is a detached garage and store, large paved patio, raised decking and second patio area with low maintenance slate chipped borders.







## Road Map



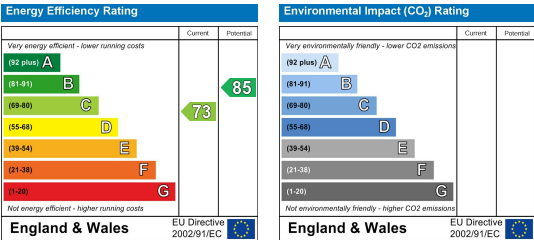
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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