

CURRAN  
BIRDS  
+ CO

Brackenthwaite, Ashbourne Road,  
Turnditch, DE56 2LH  
£775,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**PRIVATE POSITION** - A most spacious individual detached, four double bedroom home offering over 2400 square feet of living accommodation and an extensive mature plot of around 1/4 acre, beautifully set back from Ashbourne Road with private driveway offering generous parking and a double detached garage. The property occupies a beautiful mature plot with generous frontage and excellent level of privacy to the front and delightful private mature rear garden.





#### The Detail

Brackenthwaite is a most spacious individual detached family home, set within this idyllic private mature plot that extends to just under 1/4 acre (0.248 acre) The property is set within this secluded position set back behind a private driveway and is well screened from the road. The beautiful mature rear garden also offers an exceptional level of privacy.



This property offers over 2400 square feet of well presented living accommodation and benefits generous room proportions that really do have to be viewed to be appreciated. This includes: porch, entrance hallway, wc, spacious living room, beautifully appointed open plan dining kitchen with quality integrated appliances, granite worksurfaces and dining island, separate utility room and spacious 20ft conservatory, generous study and family room (previously double attached garage) that has been converted to offer this most spacious room that provides annexe potential.

The first floor landing leads to four generous double bedrooms and family bathroom with white four piece suite. The spacious primary bedroom also benefits from an en-suite shower room and large airing cupboard.

Outside, a true feature of this home is the generous mature plot that really does offer an excellent level of privacy and is set back from Ashbourne Road. This leads to the spacious driveway and double detached garage with remote electric Hormann roll up garage door. The delightful rear garden offers an ideal entertaining space with beautiful paved patio, extensive lawned area, aluminium framed greenhouse and the garden is enclosed by fenced and hedgerow boundary.





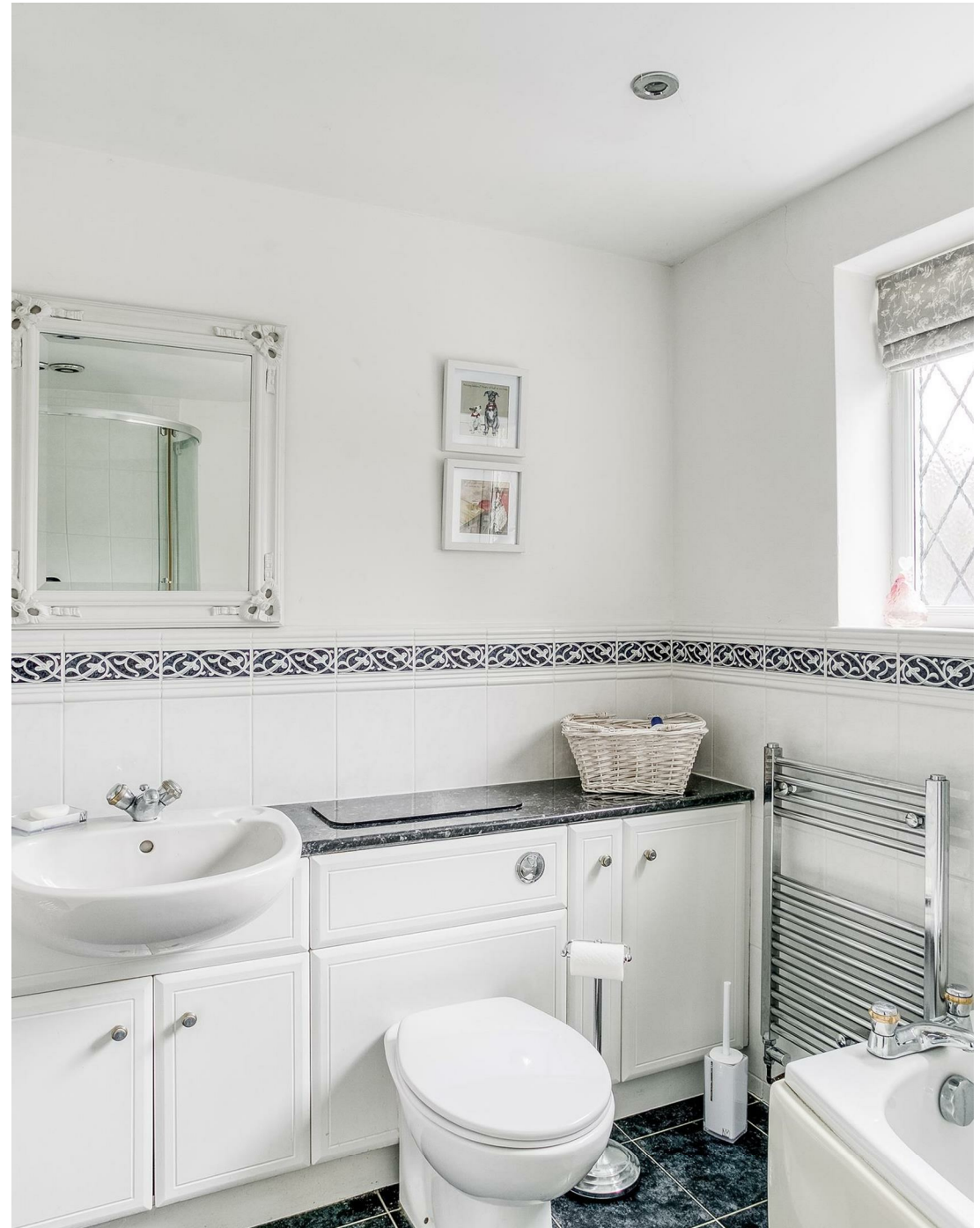
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### The Location

Turnditch is a popular Derbyshire village which is ideally positioned for access to the city of Derby and the surrounding towns and villages of Belper, Wirksworth, Ashbourne, Matlock and Duffield.

The village is home to a highly sought after primary school and a charming village church. There are beautiful countryside walks close by with some of the local countryside offering the most delightful scenery and far reaching views,

Turnditch is also ideally positioned for access to the nearby Carsington Water and the beautiful Peak District National Park.











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Approximate total area<sup>(1)</sup>  
 250.62 m<sup>2</sup>  
 2697.69 ft<sup>2</sup>

Reduced headroom  
 0.4 m<sup>2</sup>  
 4.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## The Particulars

- Most Spacious Extended Detached Family Home
- Beautiful Secluded Position with Private Gardens
- Over 2400 Square Feet of Living Accommodation
- Entrance Hallway, WC, Study, Family Room, Lounge & Conservatory
- Open Plan Dining Kitchen with Dining Island with Granite Worktops & Utility Room
- Four Generous Double Bedrooms, Bathroom & En-Suite
- Private Driveway & Detached Double Garage
- Beautiful Landscaped Gardens - Generous Plot of Around 1/4 Acre
- Delightful Village - Close to Open Countryside
- Located within easy access of Duffield, Belper & Ashbourne

### Size

Approx 2404.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

G

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*Let's Talk*

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