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Rosemary Cottage, Ashbourne Road
Turnditch, Ashbourne
£315,000



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



ROSEMARY COTTAGE - An attractive and well presented extended detached character cottage, occupying this delightful village location close to open countryside. The property has been beautifully appointed throughout and offers a wealth of character and charm. The property offers a dining room and stylish sitting room, both with log burners. There is also a well appointed and good sized kitchen with range cooker, separate utility room and wc. There are three well proportioned bedrooms to the first floor with a shower room and the primary bedroom has an en-suite bathroom. Outside there is small paved courtyard garden to the side and an allocated parking space just a short walk away - NO CHAIN





The Detail

Rosemary Cottage is a most attractive and charming extended detached character three bedroom cottage, occupying this delightful Derbyshire village location being convenient for Ashbourne, Belper and Duffield. The property has been beautifully appointed and well presented throughout.

The property offers a wealth of character and charm and has the benefit of gas central heating and double glazing. The property is entered through a traditional glass-panelled doorway into the dining room with log burner and contemporary oak staircase to the first floor. There is also a well appointed kitchen with range cooker, separate utility room and wc. There is a beautiful sitting room again with log burner and french doors leading to the side courtyard garden. The first floor passaged landing leads to three double bedrooms and shower room. The primary bedroom also has the benefit of an en-suite bathroom. There is also useful storage in the eaves of the roof off the landing.



Outside, the property has access to a small fore garden and pathway with access to both sides of the property. The property has a paved courtyard seating area located off the sitting room. The property also has two parking spaces.





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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.

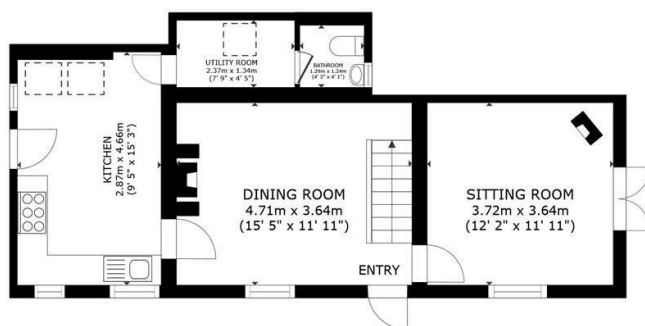
The village is home to a highly sought after primary school and a charming village church. There are beautiful countryside walks close by with some of the local countryside offering the most delightful scenery and far reaching views,

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

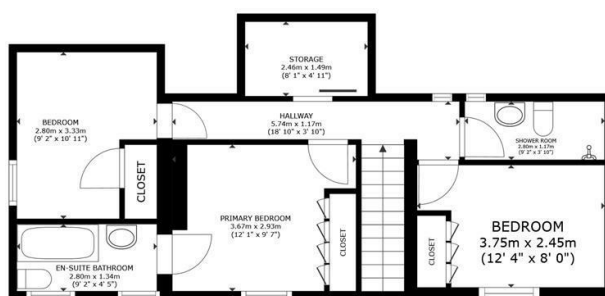








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 52.3 sq.m. (563 sq.ft.) FLOOR 2 50.9 sq.m. (548 sq.ft.)
 TOTAL : 103.2 sq.m. (1,111 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The *Particulars*

- Extended Detached Character Cottage
- Well Appointed - Wealth of Character & Charm
- Delightful Village Location - Close to Open Countryside
- Gas Central Heating & Double Glazing
- Dining Room & Sitting Room both with Log Burners
- Well Appointed Kitchen with Range Cooker, Utility Room & WC
- Three Double Bedrooms & Shower Room
- Primary Bedroom with En-Suite Bathroom
- Small Paved Courtyard Garden & Two Parking Spaces
- No Chain Involved

Size

Approx 1111.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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