



## 4 Bed House - Detached

164 Ashbourne Road, Turnditch, Belper DE56 2LH  
Offers Around £589,950 Freehold



Fletcher  
& Company

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- A Highly Appealing Detached Property
- Beautiful Countryside Views
- Gas Central Heating & Double Glazing
- Lounge, Dining Room & Study
- Kitchen/Diner & Utility Room/Cloakroom
- Four Double Bedrooms & Two Bathrooms
- Private Mature Gardens
- Large Driveway
- Double Garage with Electric Door
- Additional Hard Standing for Caravan/Motorhome

A highly appealing four bedroom detached property with double garage set on a mature garden plot enjoying beautiful countryside views with easy access to Duffield, Belper and Ashbourne.

#### The Location

Turnditch is a charming village with two public houses, noted primary school and lovely old church. It is convenient for local villages including Idridgehay and Duffield plus towns providing an excellent range of amenities including Belper, Wirksworth and Ashbourne, the latter known as the Gateway to Dovedale and the famous Peak District National Park. Local activities include Carsington Water with its fishing and sailing. Allport Heights is close by, a very well known horizon.

#### Accommodation

##### Ground Floor

##### Porch

6'10" x 3'8" (2.10 x 1.12)

With panelled entrance door, tile flooring, two side obscure windows and internal glazed door opening into entrance hall.

##### Entrance Hall

17'3" x 9'11" (5.27 x 3.03)

With split-level staircase leading to first floor, coving to ceiling, radiator and understairs storage cupboard.

##### Cloakroom

5'3" x 4'3" (1.62 x 1.31)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, fully tiled walls with matching tile flooring, large fitted mirror, coving to ceiling, heated chrome towel/radiator and double glazed window with fitted blind.



### Lounge

20'5" x 12'5" (6.23 x 3.79)

With stone fireplace incorporating open grate fire and raised, Cornish slate, tiled hearth, coving to ceiling, two radiators, double glazed window to front, two side sealed unit, double glazed windows either side of chimney breast, double glazed french doors opening onto paved patio and private rear garden (enjoying pleasant far-reaching views)



### Dining Room

12'8" x 10'0" (3.88 x 3.06)

With radiator, coving to ceiling, wide open square archway, double glazed window to rear and pleasant far-reaching views.

### Study

12'5" x 8'4" (3.80 x 2.55)

With radiator, coving to ceiling and double glazed window with aspect to front.

### Kitchen Diner

12'4" x 11'8" (3.77 x 3.58)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with concealed extractor hood, double built-in, electric fan assisted oven, radiator, tile flooring, double glazed window with tiled sill and pleasant far-reaching views.



### Utility Room

9'8" x 8'0" (2.95 x 2.45)

With one and a half sink unit with mixer tap, wall and base units with matching worktops, tile flooring, radiator, plumbing for automatic washing machine, plumbing for dishwasher, central heating boiler (fitted 2024), glazed window to rear, space for fridge/freezer and pleasant far-reaching views.



### Side Entrance

6'6" x 6'5" (1.99 x 1.96)

With double glazed side access door, tiled flooring, coat hangers and integral door giving access to double garage.

### First Floor Landing

15'8" x 2'8" (4.80 x 0.82)

With radiator, coving to ceiling, double glazed window with aspect to front and access to roof space.

### Double Bedroom One

13'2" x 12'3" (4.03 x 3.75)

With fitted wardrobes with matching dressing table and wall cupboards, radiator, coving to ceiling, double glazed window to rear and pleasant far reaching-views.



### Fitted En-Suite Bathroom

9'2" x 6'11" (2.80 x 2.11)

With bath with chrome fittings, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, fitted mirror, spotlights to ceiling, heated chrome towel/radiator, double glazed obscure window and internal panelled door with chrome fittings.



### Double Bedroom Two

10'7" x 10'1" (3.23 x 3.08)

With attractive fitted wardrobes with sliding doors, coving to ceiling, radiator, double glazed window and pleasant far-reaching views.



### Double Bedroom Three

10'2" x 10'2" (3.12 x 3.11)

With built-in wardrobes with sliding doors, radiator, coving to ceiling, double glazed window and pleasant far-reaching views.



### Double Bedroom Four

9'11" x 9'10" (3.04 x 3.00)

With built-in wardrobes with sliding doors, radiator, coving to ceiling and double glazed window with aspect to front.



### Wet/Shower Room

9'3" x 6'11" (2.82 x 2.13)

With large walk-in shower with chrome fittings including shower, fitted washbasin with chrome fittings and fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, heated chrome towel/radiator, spotlights to ceiling, extractor fan, large fitted mirror and double glazed obscure window.



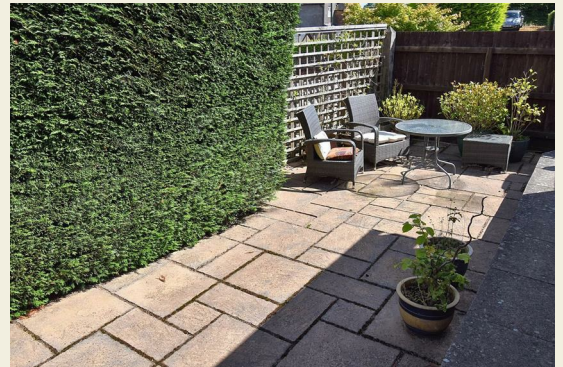
### Front Garden

The property is set well back from the road behind a deep grass verge and a lawned fore-garden with natural stone wall, shrubs and trees.



### Side Garden

To the side of the property is an additional side sun patio providing a pleasant sitting out entertaining space with side access gate.



### Rear Garden

The property benefits from a private (non-overlooked) rear garden backing onto open fields and enjoying beautiful countryside views to rear. The garden enjoys shaped lawns, a varied selection of shrubs, plants and a patio. Timber shed.



### Caravan/Motorhome Space

The property benefits from a second driveway to provide caravan/motorhome or additional car standing space.



### Large Driveway

A large tarmac driveway provides car standing space for approximately four/five vehicles.

### Attached Double Garage

16'2" x 15'10" (4.94 x 4.84)

With concrete floor, power, lighting, cold water tap, electric charging point, four windows, log/coal store area, integral door giving access to the property, electric solar battery and electric up and over front door.

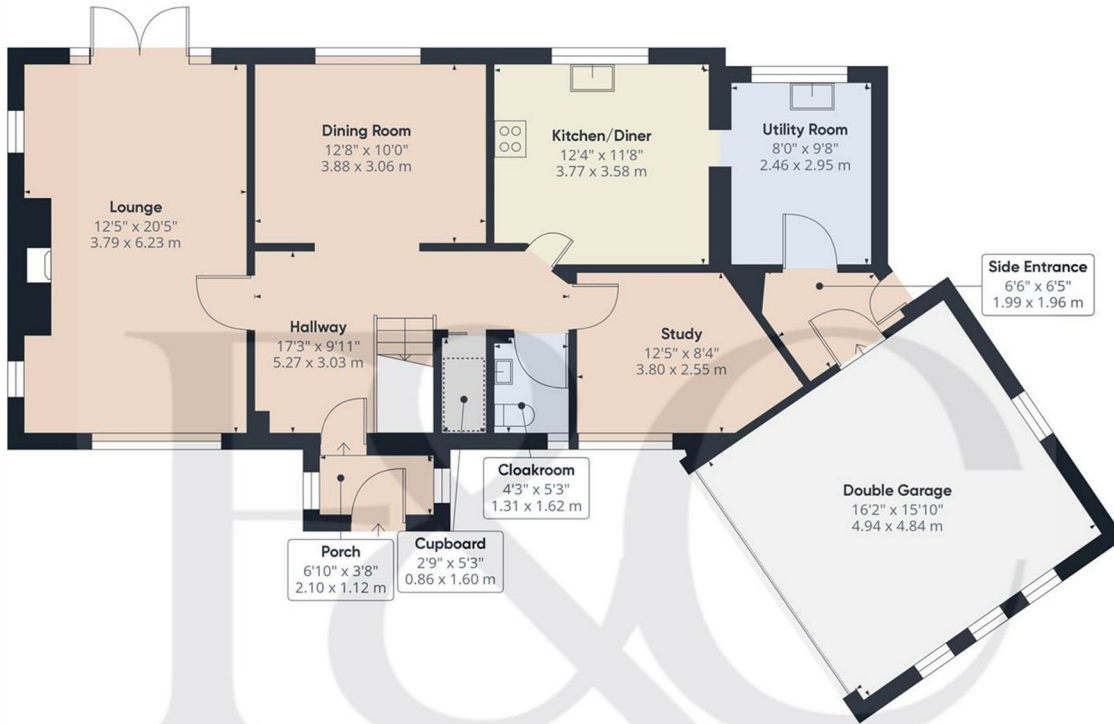


### Solar Panel

The property benefits from electric solar panels.

### Council Tax Band G





Floor 0

**Approximate total area<sup>(1)</sup>**

1194.69 ft<sup>2</sup>  
110.99 m<sup>2</sup>

**Reduced headroom**

11.09 ft<sup>2</sup>  
1.03 m<sup>2</sup>

(1) Excluding balconies and terraces

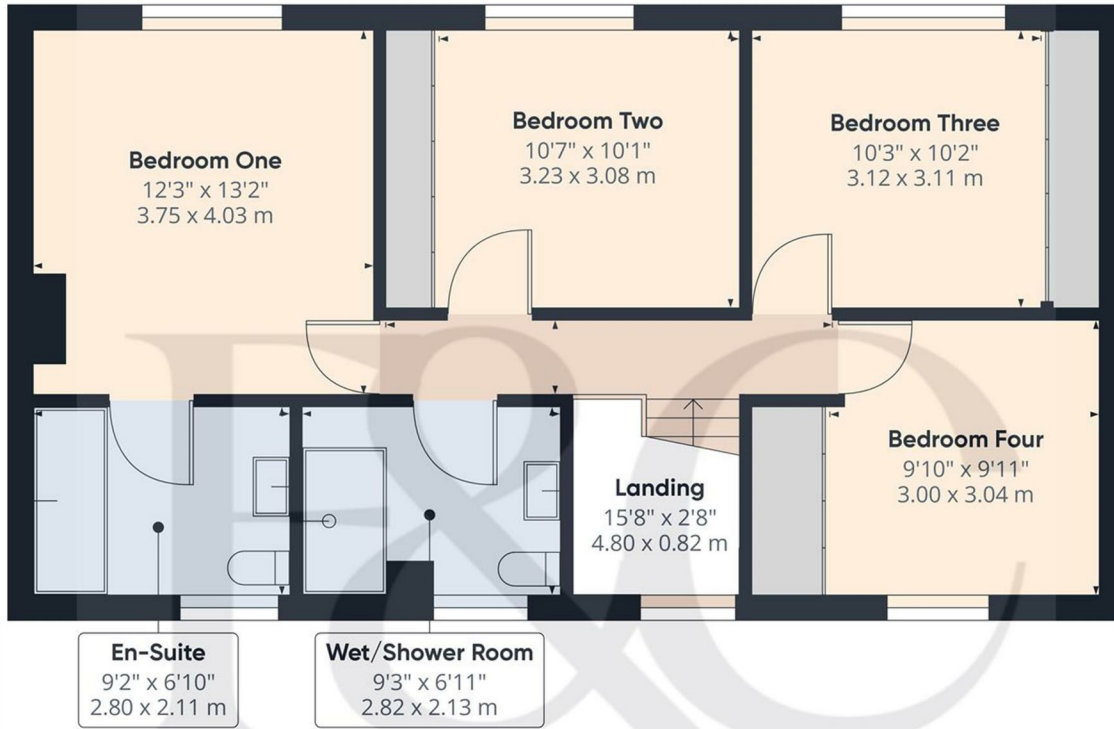
⌊ Reduced headroom  
(below 1.5m/4.92ft)

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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Approximate total area<sup>1)</sup>  
708.48 ft<sup>2</sup>  
65.82 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>79</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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