

Fletcher & Company

162c, Cross Keys Mews Ashbourne Road, Turnditch,
Belper, Derbyshire, DE56 2HY

Offers Around £395,000

Freehold



- A Beautifully Appointed Home
- Envious Village Location With Surrounding Countryside
- Entrance Hallway, Cloakroom/ WC & Utility Room
- Comprehensively Fitted Dining Kitchen with Integrated Appliances
- Stylish Open Plan Living Room
- Three Double Bedrooms
- Contemporary Bathroom & En-Suite Shower Room
- Enclosed Garden with Patio
- Block Paved Driveway for Two Cars
- Easy Access To Belper, Duffield, Derby, Ashbourne And The Peak District





Summary

A stunning, three double bedroom with en-suite home which offers spacious and beautifully appointed accommodation - No Chain Involved.

Located in the heart of the sought after Derbyshire village of Turnditch, which is conveniently positioned within easy reach of The Peak District, Belper, Ashbourne, Derby and Matlock. Easy access to the A6, A38, M1 and train stations in Derby, Belper, Matlock all providing easy connection to London St Pancras and other major cities.

This characterful property has been sympathetically extended and comprehensively re-modelled to an impressive specification.

The accommodation comprises an entrance hallway, cloakroom/ wc, a utility room, a comprehensively fitted modern dining kitchen which opens to a living room with french doors leading to the rear garden.

The first floor landing leads to three double bedrooms and a well appointed bathroom. The main bedroom also has the benefit of a contemporary en-suite shower room.

The property has the benefit of UPVC double glazing and gas central heating.

The property has a block paved driveway to the front providing off road parking for two cars. To the rear is a delightful, enclosed garden and patio with rear access.

F&C

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 popular public house, a charming village church, and a highly sought after primary school.

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

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

10'1" x 5'6" (3.09 x 1.69)

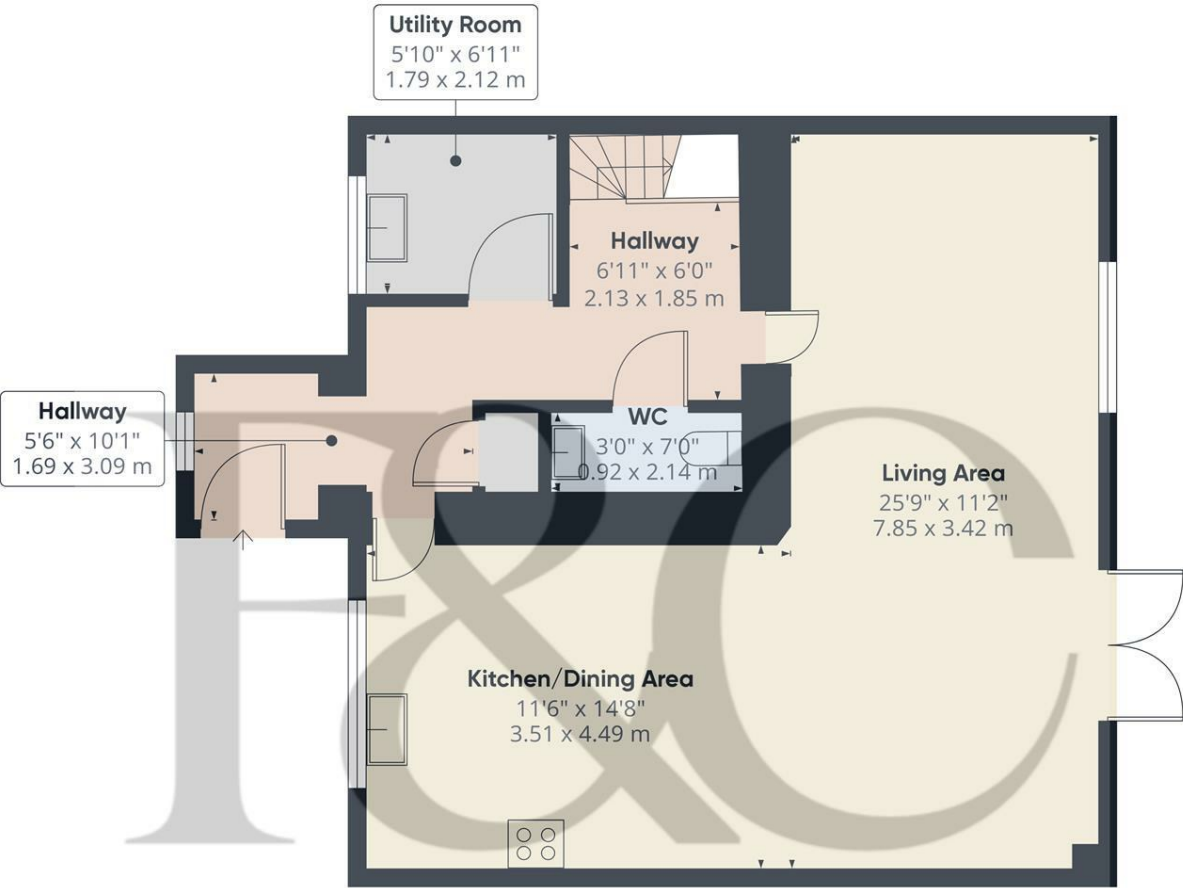
Entrance through composite panelled door into hallway and having a double glazed window to the front, a wood grain effect floor, a central heating radiator and a built in cupboard providing excellent storage space. Doors off the hallway lead to the cloakroom/ wc, utility room, dining kitchen and the living/dining room.

Cloakroom WC

7'0" x 3'0" (2.14 x 0.92)

Fitted with a modern white two piece suite comprising a wash hand basin and a low level WC with a a chrome heated towel rail inset spotlighting to the ceiling. There is an extractor and tiling to the splashback





Floor 0

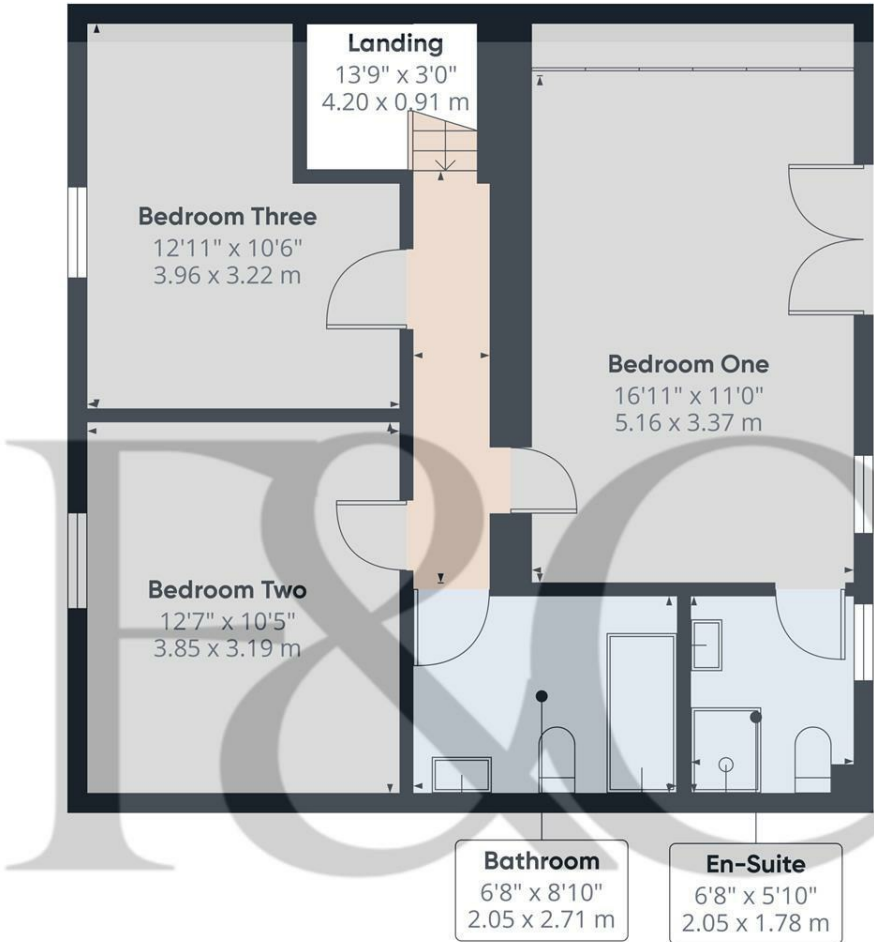
Approximate total area⁽¹⁾
669.2 ft²
62.17 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾
603.65 ft²
56.08 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Turnditch
Belper
Derbyshire
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Council Tax Band: D
Tenure: Freehold

