

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)

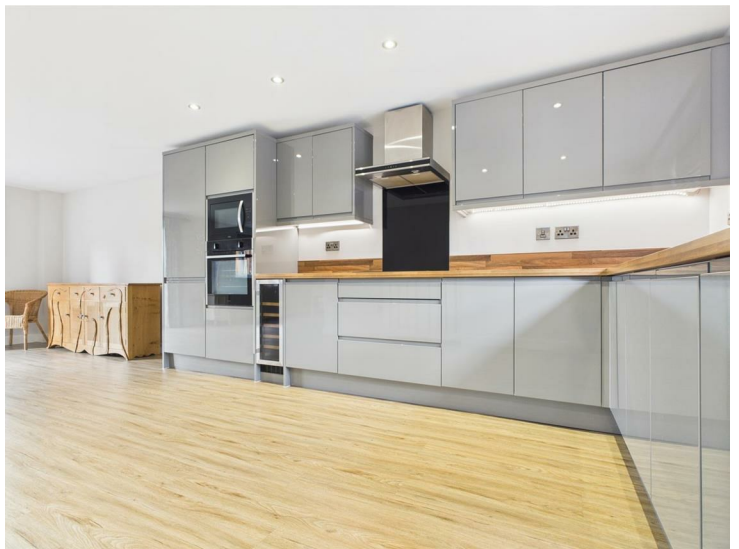
Fitted with a modern white two piece suite comprising a wash hand basin and a low level WC with a a chrome heated towel rail inset spotlighting to the ceiling. There is an extractor and tiling to the splashback



Open Plan Dining Kitchen

14'8" x 11'6" (4.49 x 3.51)

Fitted with a range of contemporary units comprising base cupboards, drawers and eyelevel units with a wooden worksurface over incorporating a sink/drain unit with mixer tap over. Integrated appliances include an electric fan assisted oven, microwave, four ring hob with extractor hood over, a full height fridge/ freezer, dishwasher and wine cooler. There is a concealed combination boiler, and a central heating radiator, inset spotlighting and a UPVC double glazed window to the front elevation. Wood grain effect flooring throughout. The Dining Kitchen is open plan to the Living Room.



Living Room

25'9" x 11'2" (7.85 x 3.42)

With two central heating radiators, wood grain effect flooring, a UPVC double glazed window to the rear elevation, TV point and UPVC double glazed French doors leading to the rear garden.



Utility Room

6'11" x 5'10" (2.12 x 1.79)

Fitted with a range of contemporary modern units with tall storage cupboard, base cupboard and eyelevel units and a wood effect worksurface over incorporating a stainless steel sink drainer. Having plumbing for a washing machine and space for a tumble drier, wood grain effect floor, a UPVC double glazed window to the front and and a central heating radiator.



FIRST FLOOR

Landing

Bedroom One

16'11" x 11'0" (5.16 x 3.37)

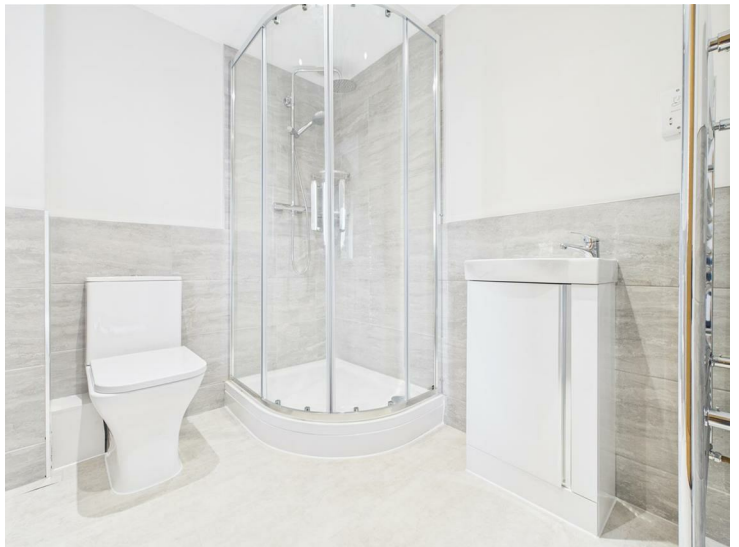
Appointed with a full range of fitted wardrobes providing excellent hanging and storage space. There is a TV point, two modern column style radiators, a UPVc double glazed window and UPVc double glazed French doors with Romeo and Juliet style balcony providing delightful views towards countryside.



En-Suite Shower Room

6'8" x 5'10" (2.05 x 1.78)

Fitted with a contemporary three-piece suite comprising a double width walk-in shower unit with wall mounted shower, a vanity wash hand basin, low level WC, grey limestone effect porcelain tiled walls, electric shaver point and chrome ladder style heated towel rail. There is inset spotlighting, an extractor and double glazed window to the rear.



Bedroom Two

12'7" x 10'5" (3.85 x 3.19)

Central heating radiator and UPVC double glazed window to the front elevation.



Bedroom Three

12'11" x 10'6" (3.96 x 3.22)

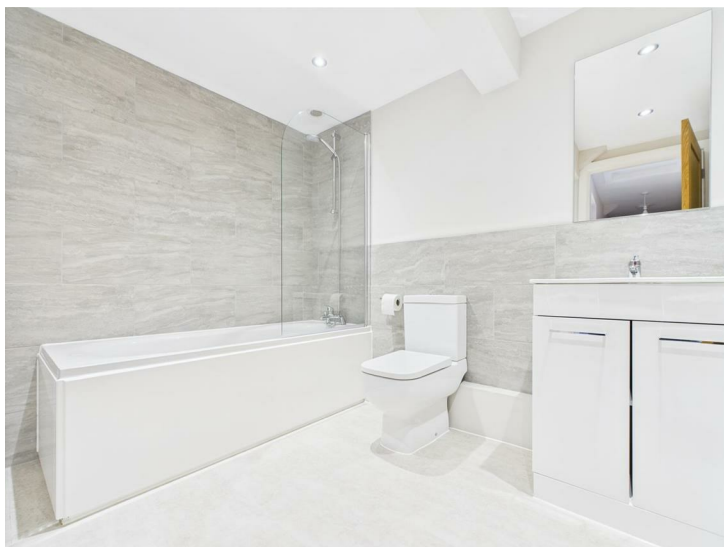
Fitted with a range of wardrobes providing excellent hanging and storage space. There is a central heating radiator and UPVC double glazed window to the front elevation.



Bathroom

8'10" x 6'8" (2.71 x 2.05)

Fitted with a white three-piece suite comprising a panelled bath with glazed shower screen and wall mounted shower over, vanity wash hand basin and a low level WC with, grey limestone effect porcelain tiled splash back areas. Having a chrome heated towel rail, extractor, inset spotlighting, and a shaver point

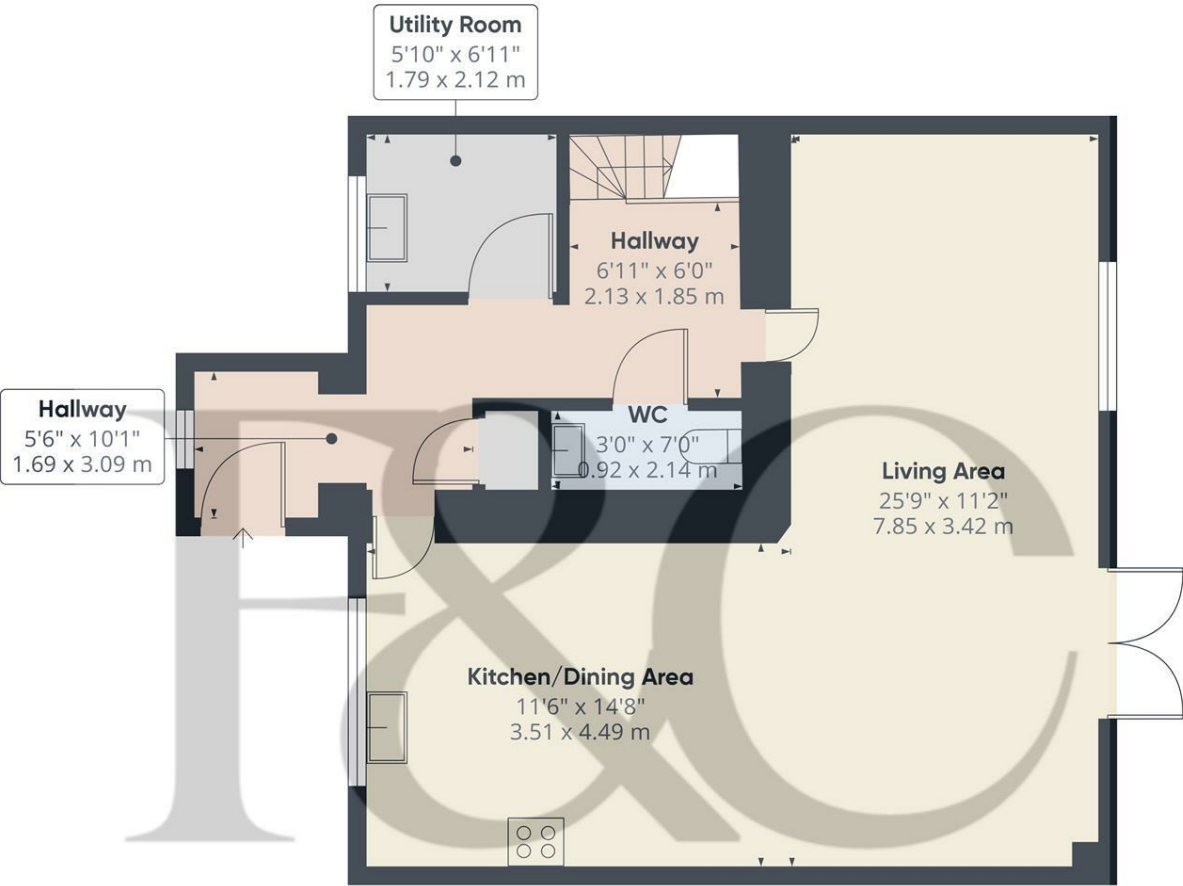


OUTSIDE

To the front of the property is a block paved parking area for two cars nicely set back from the road behind a walled boundary. To the rear is an enclosed garden with fenced surround and rear access. The garden is mainly lawned with a paved patio.







Floor 0

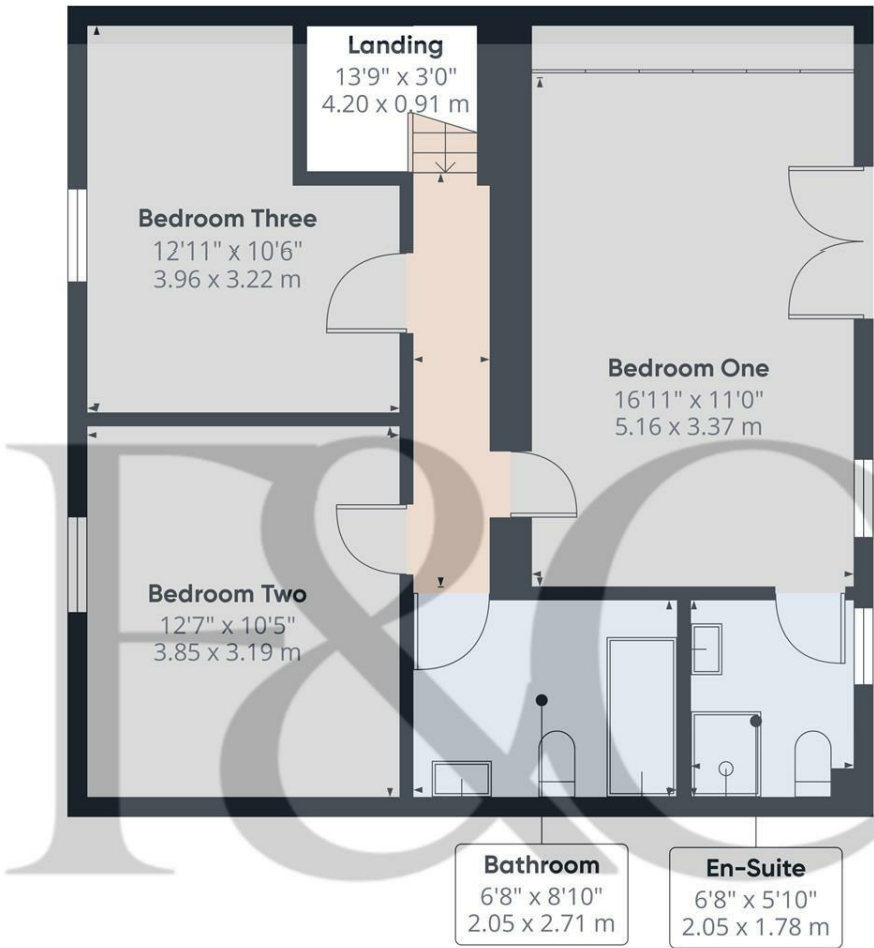
Approximate total area⁽¹⁾
669.2 ft²
62.17 m²

(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		
(69-80) C		
(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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Council Tax Band: D
Tenure: Freehold

