



## 3 Bed Cottage

2 Postern View Ashbourne Road, Turnditch, Belper DE56 2LH  
Offers Over £250,000 Freehold



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**Fletcher  
& Company**

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- Charming Mid-Terrace Cottage of Style & Character
- Double Glazing & Gas Central Heating
- Lounge & Dining Room
- Fitted Kitchen
- Two/Three Bedrooms (Study/Bedroom Three)
- Fitted Bathroom/Shower Room
- Front & Rear Gardens
- Off-Road Car Parking
- No Chain Involved
- Easy Access to Duffield, Belper & Ashbourne

Nestled in the picturesque village of Turnditch, this charming brick cottage offers a delightful blend of character and modern living. The property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The cottage boasts two/three (study) bedrooms and bathroom.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a quaint village setting. The absence of a chain ensures a smooth and swift transaction, allowing you to settle into your new home without delay.

The location of Postern View is truly enchanting, surrounded by the natural beauty of Derbyshire, making it an ideal retreat for those seeking a peaceful lifestyle while still being within easy reach of local amenities.

#### 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 Ildridgehay 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

##### Entrance Hall

5'1" x 3'0" (1.56 x 0.92)

With front door, quarry tile flooring and staircase leading to first floor.

## Lounge

14'8" x 12'2" (4.49 x 3.73)

With brick chimney breast incorporating open grate fire and raised quarry tiled hearth, wood flooring, decorative beams to ceiling, radiator, double glazed bay window with windows sill and internal stripped latch door.



## Dining Room

11'7" x 10'11" (3.55 x 3.35)

With brick fireplace and raised quarry tiled hearth, quarry tiled flooring, decorative beams to ceiling, radiator, double glazed French doors opening onto garden and internal stripped latch door.



## Kitchen

11'6" x 7'1" (3.51 x 2.17)

With single sink with chrome mixer tap, wall and base fitted units with matching worktops, integrated slim line dishwasher, built-in four ring electric hob with stainless steel extractor hood over, built-in electric fan assisted oven, integrated fridge/freezer, integrated washing machine, tile flooring, double glazed window and door giving access to garden.



## Inner Lobby

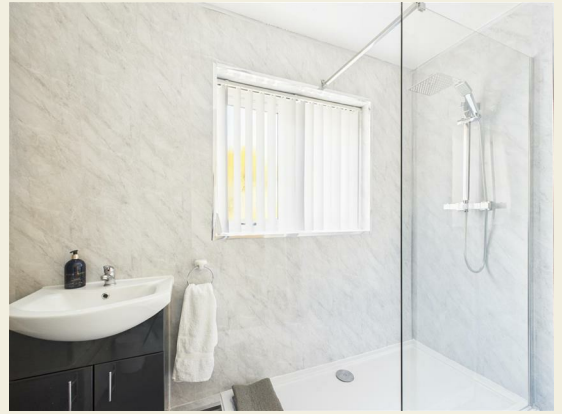
4'4" x 3'1" (1.33 x 0.94)

With wood flooring and understairs storage cupboard.

### Bathroom/Shower Room

7'3" x 6'0" (2.21 x 1.84)

With walk-in shower, fitted wash basin, low level WC, heated chrome towel rail/radiator, built-in storage cupboard with shelving, built-in storage cupboard housing the central heating boiler, double glazed obscure window and internal stripped latch door.



### First Floor Landing

4'11" x 2'4" (1.52 x 0.73)



### Double Bedroom One

14'11" x 10'3" (4.55 x 3.13)

With built-in wardrobes, wood flooring, radiator, double glazed window with fitted blind with aspect to front and internal latch door.



### Double Bedroom Two

11'10" x 9'1" (3.61 x 2.78)

With built-in cupboard, radiator, double glazed window to front and internal latch door.



### Study/Bedroom Three

9'4" x 5'1" (2.87 x 1.56)

With radiator, double glazed window to rear and internal latch door.



### Garden

To front of the property is a lawned garden and to the rear of the property is a gravelled garden with raised beds with rockery and rear access gate giving access to off-street car parking.



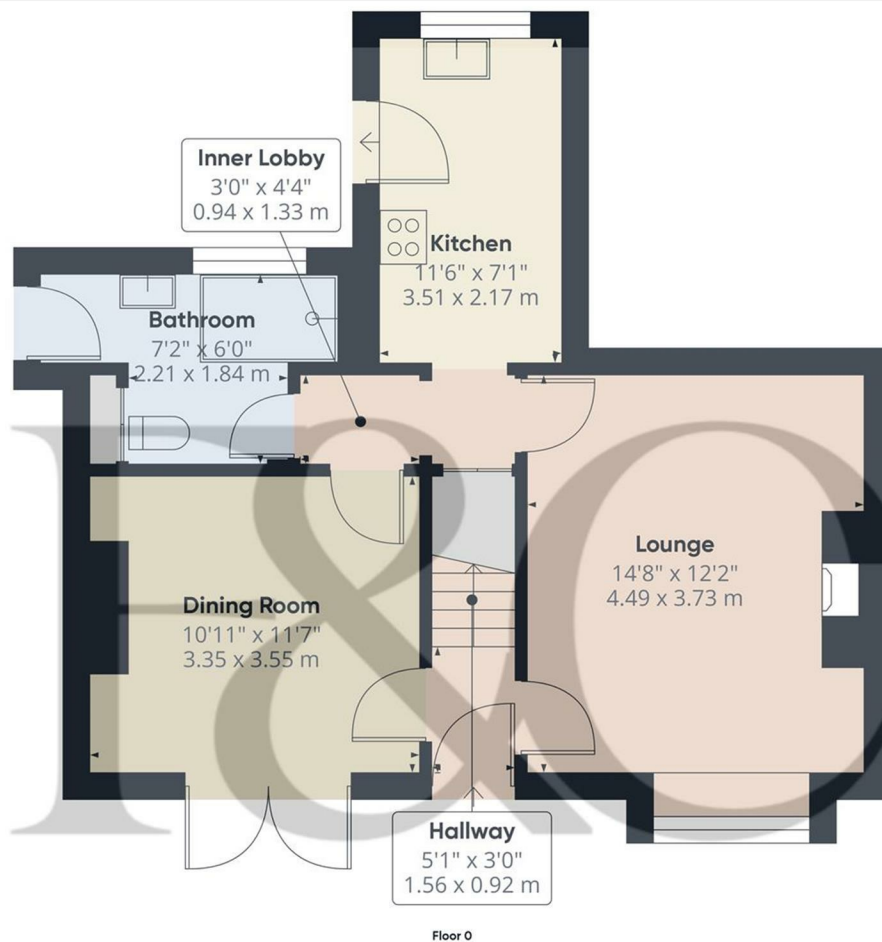
### Car Parking

The cottage benefits from off-road car parking spaces. ( The car parking spaces are to the right hand side of driveway )



### Council Tax Band D

Amber Valley



**Approximate total area<sup>(1)</sup>**  
511.08 ft<sup>2</sup>  
47.48 m<sup>2</sup>

(1) Excluding balconies and terraces

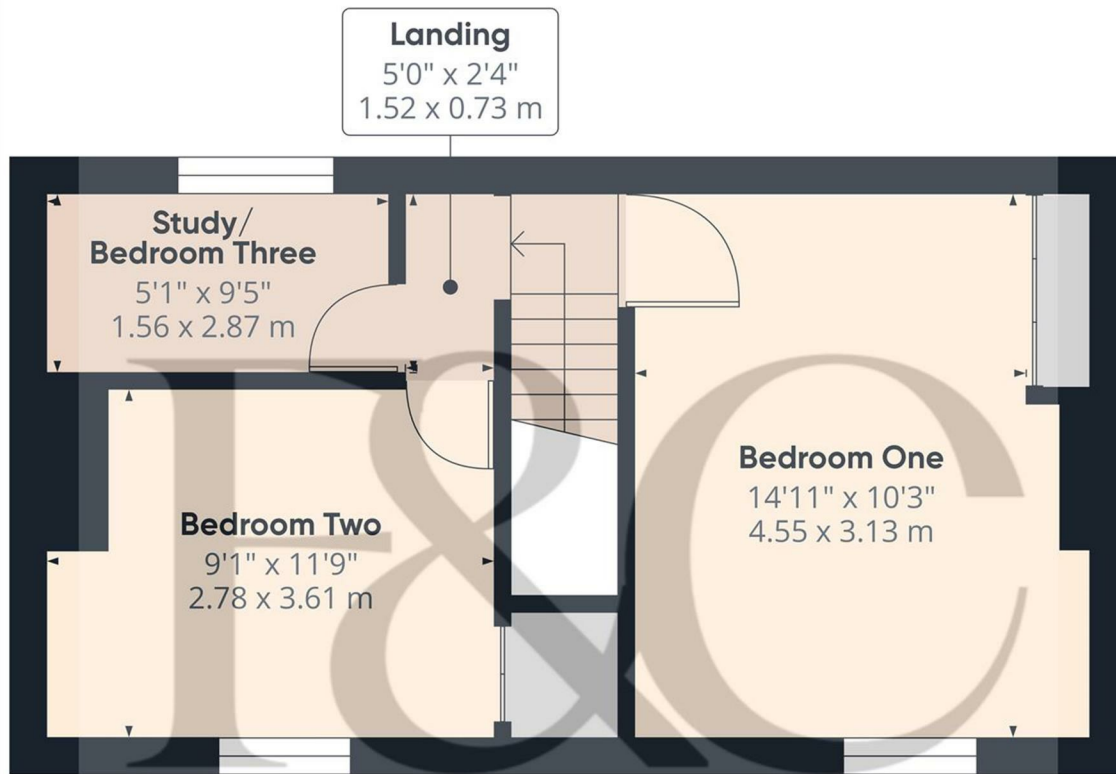
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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Approximate total area<sup>(1)</sup>  
352.42 ft<sup>2</sup>  
32.74 m<sup>2</sup>

(1) Excluding balconies and terraces


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Floor 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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