



4 Bed House - Detached

214a Ashbourne Road, Turnditch, Belper DE56 2LH
Offers Around £495,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Immaculately Presented Detached Home
- Enjoys Pleasant Far-Reaching Countryside Views
- Lounge & Study
- Fitted Breakfast Kitchen & Dining Room
- Utility & Cloakroom
- Four Good Sized Bedrooms & Two Fitted Bathrooms
- Private Garden
- Driveway for Four/Five Vehicles
- Brick Built Detached Garage
- Easy Access to Duffield, Belper, Wirksworth & Ashbourne

This immaculately presented detached home offers a perfect blend of comfort and elegance. Spanning an impressive 1,664 square feet, the property boasts four bedrooms, making it an ideal choice for families or those seeking extra space.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the tasteful decor and thoughtful design throughout. The home enjoys delightful far-reaching views of the surrounding countryside, providing a serene backdrop that is sure to be appreciated by nature lovers and those seeking tranquility.

The private garden offers a peaceful retreat for outdoor relaxation or entertaining guests. With ample space for children to play or for gardening enthusiasts to indulge their passion.

For those with vehicles, the property features a driveway that accommodates four to five cars, along with a brick-built detached garage, ensuring convenience and security for your vehicles and additional storage needs.

Location is key, and this home provides easy access to the nearby towns of Duffield, Belper, and Wirksworth, where you can find a variety of shops, restaurants, and local amenities. Whether you are commuting for work or enjoying leisure activities, this property is ideally situated to meet your needs.

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

Storm Porch

With half glazed entrance door with stained glass and leaded finish opening into entrance hall.



Hallway

14'8" x 6'0" (4.49 x 1.84)



Cloakroom

5'4" x 3'10" (1.65 x 1.17)

With low level WC, wash basin, coving to ceiling, radiator and extractor fan.

Lounge

14'2" x 13'5" (4.33 x 4.09)

With feature fireplace with inset living flame gas fire and raised hearth, two radiators, coving to ceiling, double glazed French doors opening onto private garden and internal glazed door.



Study

12'7" x 7'8" (3.86 x 2.36)

With radiator, coving to ceiling, wide open square archway leading into entrance hall, staircase leading to first floor, useful understairs storage cupboard and two double glazed windows to front.



Dining Room

11'0" x 10'11" (3.36 x 3.34)

With radiator, coving to ceiling, two double glazed windows to front (potential to knock the dining room into the breakfast kitchen if desired) and internal glazed door.



Breakfast Kitchen

14'4" x 11'0" (4.37 x 3.36)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated fridge, tile flooring, radiator, coving to ceiling, spotlights to ceiling, two double glazed windows overlooking private rear garden and glazed internal door.



Utility Room

6'1" x 5'5" (1.86 x 1.66)

With fitted worktop, plumbing for dishwasher, plumbing for automatic washing machine, base cupboard, matching tile flooring, radiator, Worcester central heating boiler and double glazed door giving access to private garden.



First Floor Landing

10'11" x 6'3" (3.33 x 1.91)

With sunlight tunnel, radiator and built-in cupboard housing the high efficiency hot water cylinder.



Bedroom One

14'5" x 12'9" (4.41 x 3.90)

With radiator, delightful far reaching views and two double glazed windows.



En-Suite

6'3" x 6'3" (1.93 x 1.91)

With corner separate shower cubicle with chrome shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring, extractor fan, spotlights to ceiling, radiator and double glazed obscure window.



Bedroom Two

11'10" x 11'1" (3.63 x 3.38)

With built-in double wardrobe, radiator, countryside views to front and two double glazed windows.



Bedroom Three

11'1" x 10'1" (3.39 x 3.08)

With built-in double wardrobe, radiator, countryside views to rear and two double glazed windows.



Bedroom Four

12'10" x 7'11" (3.93 x 2.42)

With radiator, countryside views and two double glazed windows.



Family Bathroom

7'11" x 6'2" (2.42 x 1.89)

With bath with mixer tap/hand shower attachment and shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, spotlights to ceiling, extractor fan, radiator and double glazed obscure window.



Garden

To the rear of the property is a private (non-overlooked) rear garden enjoying far reaching views in the distance. The garden has been designed for low maintenance with attractive patio/terrace area providing a pleasant sitting out entertaining space complemented by well-stocked flower beds, plants, hedgerows and garden timber shed.



Driveway

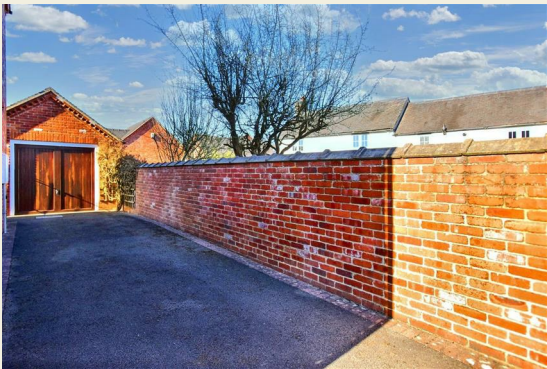
A tarmac driveway with block paved edges, extending to the front and side of the property, provides car standing space for four/five vehicles.



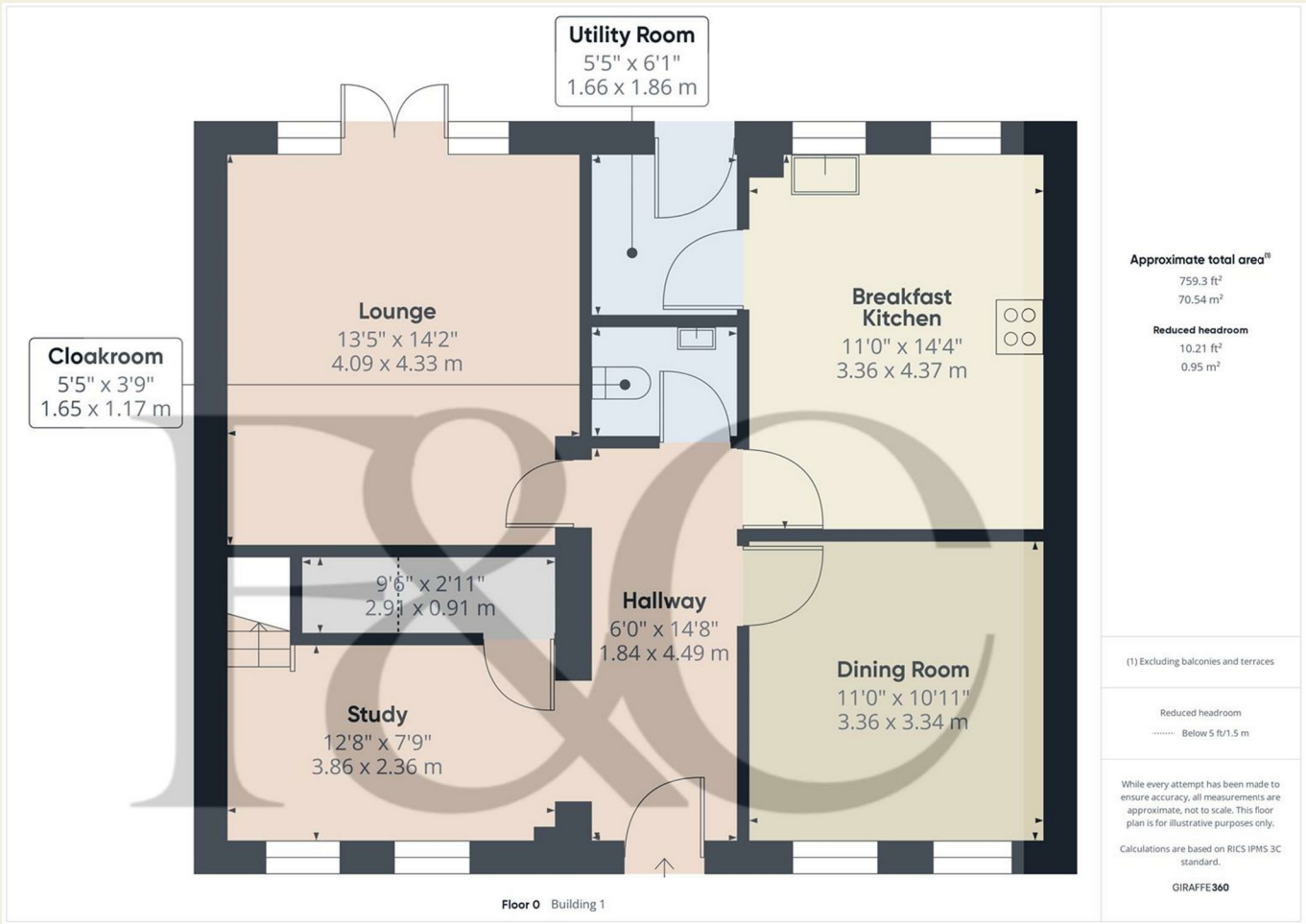
Detached Garage

14'8" x 11'6" (4.48 x 3.51)

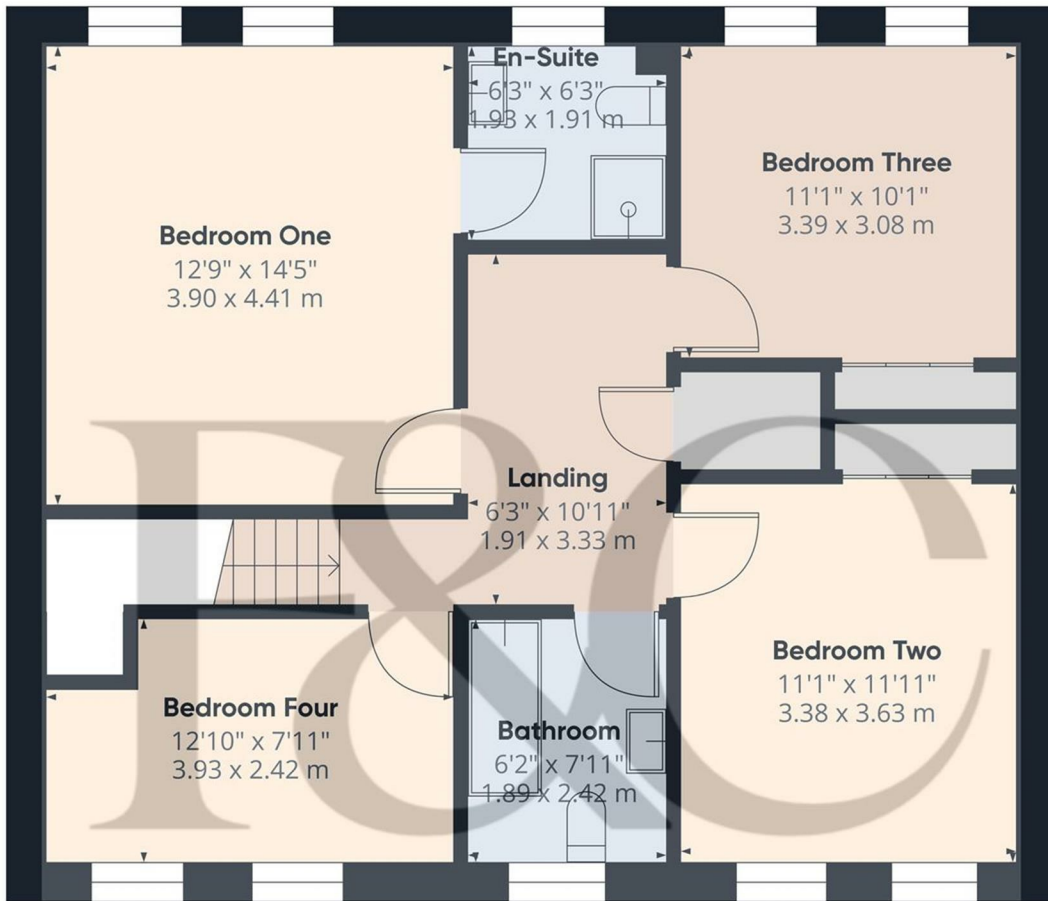
Constructed of brick with a pitch tile roof, concrete floor, power, lighting, side personnel door and up and over front door.



Council Tax Band F



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Floor 1 Building 1

Approximate total area⁽¹⁾
729.15 ft²
67.74 m²

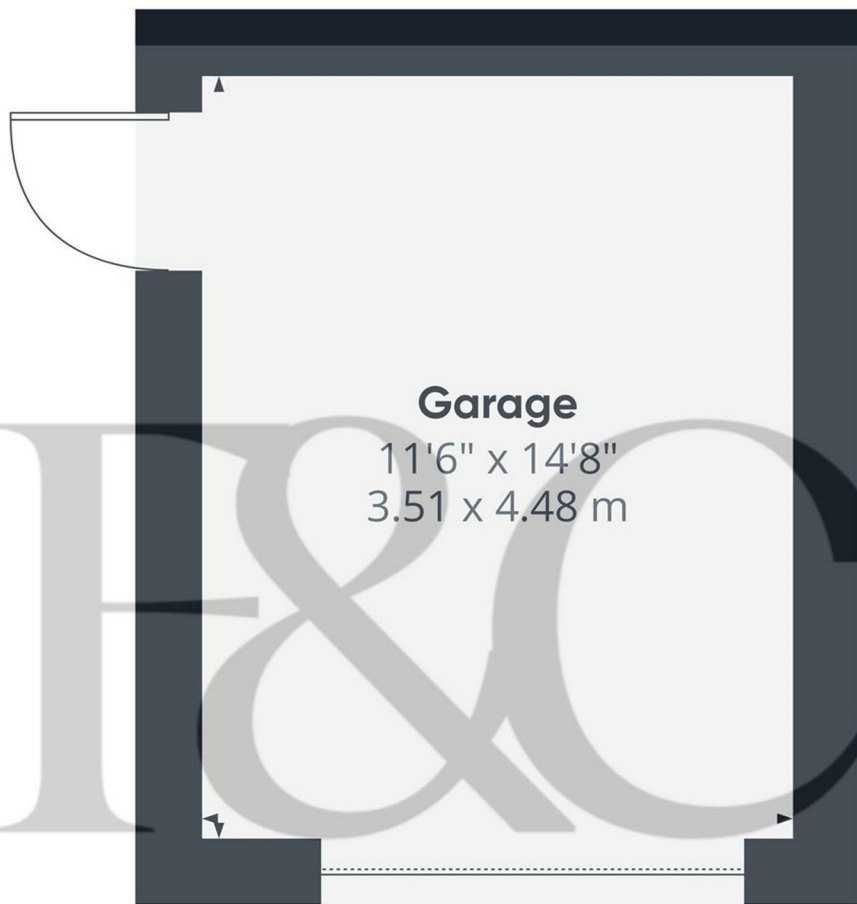
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 0 Building 2

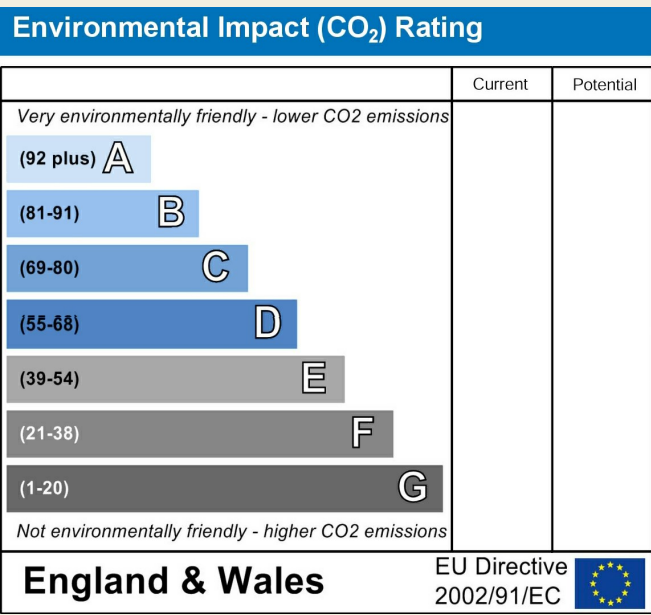
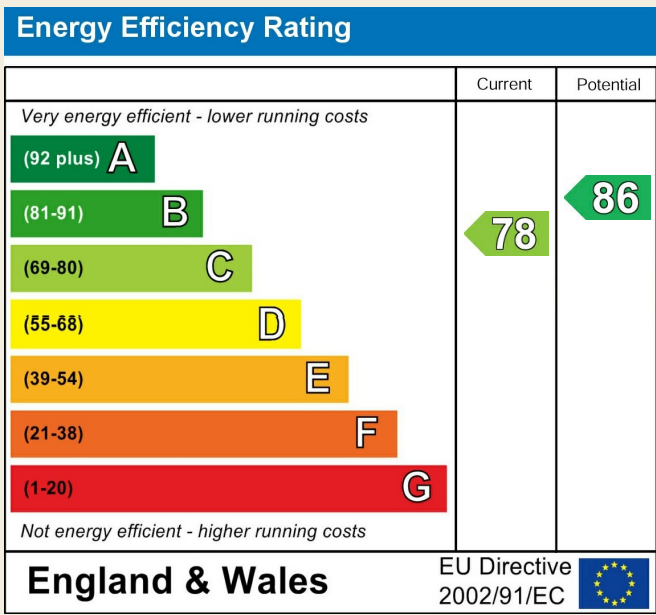
Approximate total area⁽¹⁾
175.13 ft²
16.27 m²

(1) Excluding balconies and terraces

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