

Ashbourne Road

Turnditch, Belper, DE56 2LH

John 
German





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£375,000

Enchanting and beautifully proportioned, this cottage is idyllically positioned at the heart of the village, surrounded by spectacular Derbyshire countryside and enjoying far-reaching views. An ideal retreat from the pace of modern living, with the added appeal of a warm and welcoming community.



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Entrance to the cottage is through a charming open porch with a quarry tiled floor, brick boundary walls and an oak frame under a tiled roof. The part glazed hardwood entrance door leads into a warm and welcoming living room with a beamed ceiling and a brick Inglenook fireplace with its original stone lintel. Useful storage is provided by an understairs cupboard with a latch door.

The latch doors are repeated throughout the house and are a part of the properties enchanting character.

The kitchen/diner leads off the living room having been fitted with a bespoke handmade wooden kitchen. The kitchen offers wooden cabinets, worktops with a sink/drain unit with a window above overlooking the rear garden. Integrated appliances include an induction hob, electric oven, fridge, and freezer. There's also plumbing for a washing machine and dishwasher.

Double doors open into the delightful garden room, characterised by beautifully crafted window detailing. This versatile space is perfect for entertaining and enjoying the countryside views.

The rear hall provides access to a separate ground floor WC cloakroom and leads to side entrance door.

Upstairs, the spacious landing provides plenty of space for additional furniture or would work very well as a home office/study space. There are two lovely double bedrooms as well as a third single bedroom located on this floor with the two rear bedrooms enjoying spectacular far reaching views.

The family bathroom has been fitted with a tongue and groove panelled bath with shower over, low flush WC and pedestal washbasin, additional decorative panelling and extensive tiling to splashback areas, window to the front and a chrome heated towel radiator.

Outside the property is set well back from the road behind a very attractive lawned front garden with established herbaceous borders that create both interest throughout the year as well as excellent screening. The property features a driveway with space for two vehicles and access to the garage.

Side access leads to the rear garden, with a well-maintained lawn, patio area, and additional plant borders. The garden backs onto neighbouring gardens and is therefore not overlooked from the rear. A handy side outbuilding provides garden storage.

About the area - Turnditch is a picturesque village and civil parish nestled in the Amber Valley district of Derbyshire. Situated on a hill along the A517, it lies approximately 10 miles north of Derby, between Belper and Ashbourne. The village boasts two charming pubs: The Tiger Inn at the hilltop and The Railway Inn in nearby Cower Lane. Local amenities include Turnditch CE Primary School and the active Crompton Inglefield Village Hall, both serving as community hubs. Turnditch has a vibrant, close-knit community, highlighted by its own website, which promotes local clubs, scenic walks, and an annual village show. Additionally, the village offers convenient access to Duffield, providing a range of amenities and services.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional **Parking:** Driveway **Electricity supply:** Mains (Eon)

Water supply: Mains (Severn Trent) **Sewerage:** Mains

Heating: Mains gas, Baxi condenser boiler located in the garage. (Eon)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: BT- See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10092026





GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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