



3 Bed House - Detached

The Old Post Office, 214 Ashbourne Road, Turnditch, Belper DE56 2LH
Offers Around £489,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Detached Home of Style & Character
- Charming Lounge with Multi-Burner Stove
- Living Kitchen/Dining/Snug with Range Cooker
- Utility/Pantry & Cloakroom W.C.
- Three Double Bedrooms
- En-Suite & Period Style Bathroom
- Pleasant Sunny Gardens with Brick Outbuilding/Workshop
- Double Width Driveway - Three/Four Vehicles
- Garage Space - Subject to Planning Permission
- Easy Access to Duffield, Belper, Wirksworth & Ashbourne

Nestled in the picturesque village of Turnditch, this charming detached house, known as The Old Post Office, offers a delightful blend of modern comfort and period character.

Upon entering, you are greeted by a charming lounge featuring a multi-burner stove, creating a warm and inviting atmosphere. The heart of the home is the expansive living kitchen/dining/snug area, complete with a range cooker, ideal for both everyday living and entertaining guests. Also downstairs there is an entrance hall and useful utility/pantry and cloakroom/W.C.

The property boasts three double bedrooms with the main bedroom having an en-suite, while the period-style bathroom adds a touch of elegance to the home.

Outside, the pleasant sunny gardens enjoys a brick outbuilding/workshop offering additional storage or workspace. The double-width driveway accommodates parking for three/four vehicles and there is also potential for garage space, subject to planning permission.

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

8'0" x 5'6" (2.44 x 1.70)

With entrance door, decorative beams to ceiling, wood flooring, wood skirting boards, double glazed window to front and internal stained glass window with leaded finish.



Cloakroom

4'3" x 2'6" (1.30 x 0.78)

With low level WC, wood flooring, wash basin with chrome fittings and internal latch door.

Charming Lounge

23'2" x 12'1" (7.07 x 3.70)

With exposed brick and stone fireplace with oak mantel incorporating multi-burner stove with raised quarry tiled hearth, wood flooring, wood skirting boards, cast iron period style radiator, attractive character beams to ceiling, double glazed French doors opening on to garden, two double glazed windows both having wood sills and internal stripped latch door.



Living Kitchen/Dining/Snug

24'0" x 14'10" (7.34 x 4.54)



Snug Area

With feature electric fire with exposed brick surrounds and hearth, wood flooring, wood skirting boards, cast iron period style radiator, decorative beams to ceiling, double glazed window, internal stained glass window with leaded finish and exposed beam.



Dining Area

With matching wood effect flooring, wood skirting board, cast iron period style radiator, decorative beams to ceiling and two double glazed windows.



Kitchen Area

With Belfast style sink with mixer tap, a range of fitted base cupboards with matching quartz worktops, Vintage range style cooker with extractor hood over, matching kitchen island, again with quartz worktops and fitted drawers and cupboards underneath, matching wood flooring, wood skirting boards, decorative beams to ceiling, double glazed window and internal stripped door with stained glass and leaded finish.



Utility/Pantry

10'9" x 5'1" (3.30 x 1.56)

With shelving, radiator, decorative beams to ceiling, plumbing for automatic washing machine, space for tumble dryer and internal stripped latch door.

First Floor Landing

10'7" x 3'4" (3.25 x 1.04)

With double glazed window.

Bedroom One

14'10" x 11'8" (4.54 x 3.56)

With exposed wood floor, radiator, double glazed window overlooking garden and internal latch door.



En-Suite

7'8" x 3'4" (2.35 x 1.02)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, extractor fan, spotlights to ceiling and internal stripped latch door.



Inner Landing

11'9" x 5'7" (3.60 x 1.72)

With exposed wood floor, radiator, double glazed window and stripped latch door giving access to period style bathroom.

Double Bedroom Two

11'4" x 10'9" (3.46 x 3.30)

With exposed wood flooring, radiator, double glazed window overlooking garden and internal stripped panelled door.



Double Bedroom Three

12'2" x 12'0" (3.72 x 3.68)

With chimney breast with decorative cast iron period style fireplace, access to roof space, solid wood block flooring, radiator, double glazed window overlooking garden and internal stripped panelled door.



Period Style Bathroom

8'10" x 8'2" (2.71 x 2.50)

With roll edged top bath with claw feet and mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tile flooring, spotlights to ceiling, extractor fan, column style radiator, double glazed window and stripped internal latch door.



Garden

A pleasant, sunny, enclosed rear garden laid to lawn with crazy paved patio, well-stocked flower beds and small trees enclosed by fencing and trellis. A raised decked area provides a pleasant sitting out and entertaining space complemented by a brick retaining wall area. There is a private area for a hot tub with power and light. Log store area and timber garden shed.



Double Width Driveway

A double width driveway provides car standing spaces for three vehicles.

Garage Space

Subject to planning permission.

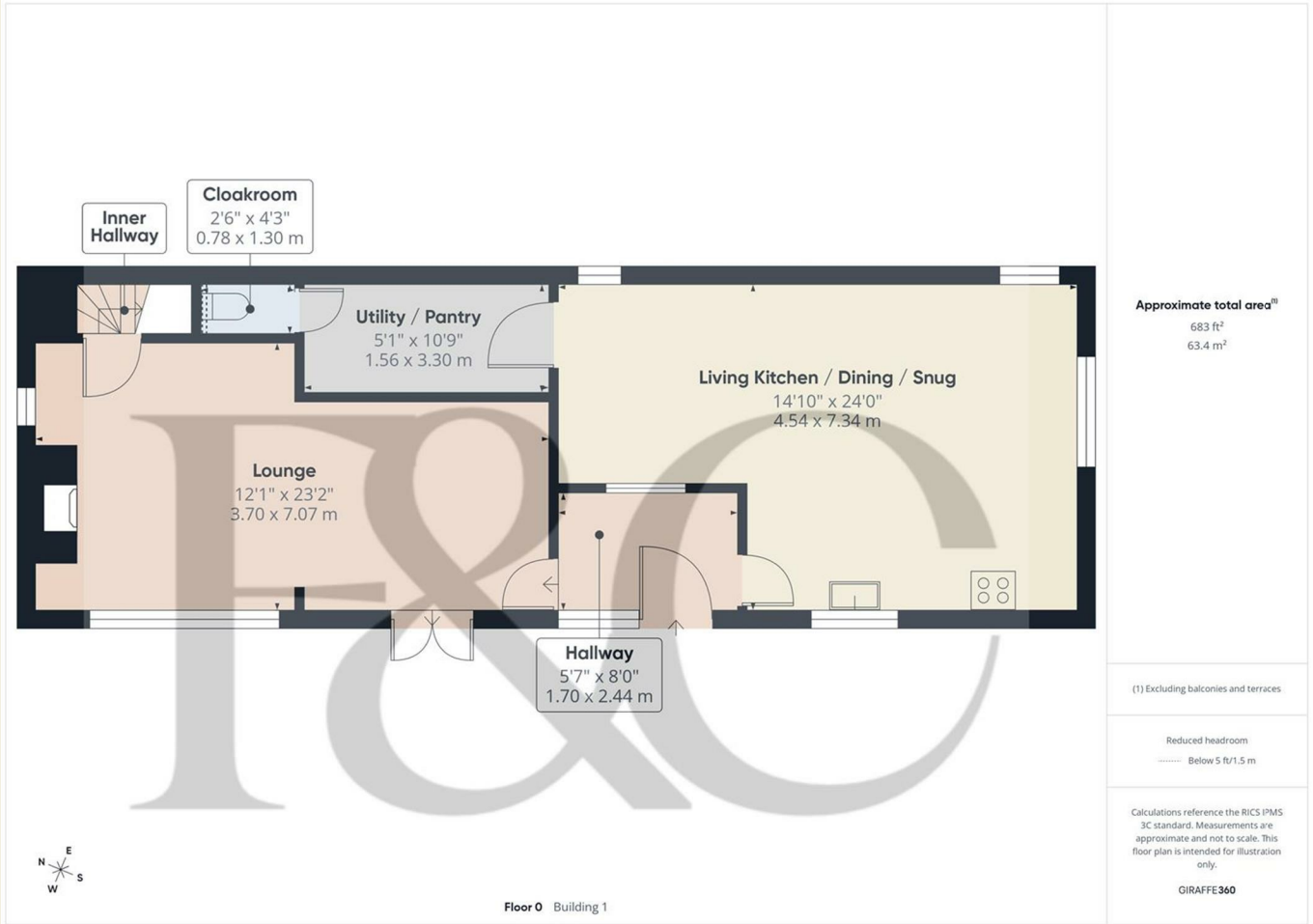
Brick Outbuilding/Workshop

15'10" x 9'8" (4.84 x 2.96)

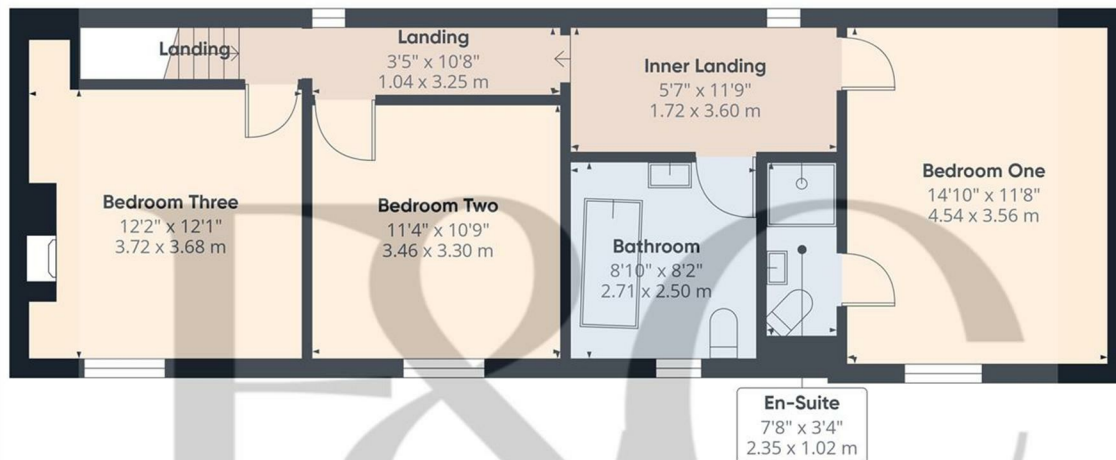
With power and lighting.



Council Tax Band - D
Amber Valley



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Approximate total area⁽¹⁾
648 ft²
60.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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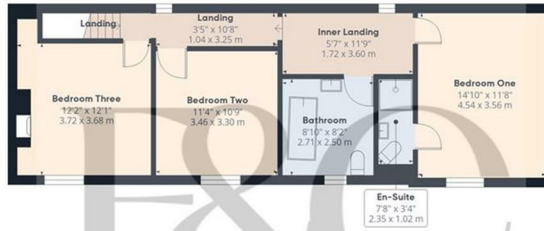
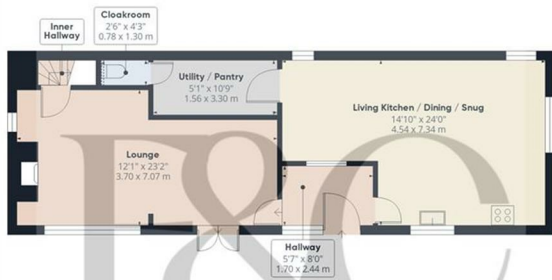


Floor 1 Building 1

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Approximate total area⁽¹⁾
1485 ft²
137.9 m²

Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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