



## 4 Bed House - Detached

Sundown, 201 Ashbourne Road, Turnditch, Belper DE56 2LH

Price £745,000 Freehold



4



2



2



B

**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- High Quality Detached Home
- Beautiful Countryside Views - Southerly Aspect
- Spacious Lounge & Sunroom
- Stunning Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Double Bedrooms & Two Bathrooms
- South-Facing Private Garden
- Large Block Paved Driveway
- Detached Double Garage with Electric Door
- Benefits From High Efficiency Solar Power - Rating B

Nestled in the picturesque village of Turnditch, this exquisite detached house offers a perfect blend of modern living and serene countryside charm. The property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal home.

Upon entering, you are greeted by two inviting reception rooms both enjoying countryside views and provides ample space for relaxation and entertaining.

The heart of the home is undoubtedly the stunning living kitchen/dining room, which is designed to be both functional and aesthetically pleasing. This open-plan area is perfect for family gatherings and social occasions, allowing for a seamless flow between cooking and dining including French doors opening onto the private garden.

The property benefits from high-efficiency solar power, ensuring energy savings while being environmentally friendly. The south-facing private garden is a true highlight, offering beautiful countryside views and a tranquil space to unwind. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.

For those with vehicles, the property features a large driveway with parking for up to four vehicles, along with a double garage with electric door, providing convenience and security.

This high-quality home is not just a place to live; it is a lifestyle choice, offering the perfect retreat from the hustle and bustle of everyday life while still being within easy reach of local amenities. With its blend of comfort, style, and sustainability, this property is a rare find in the heart of Derbyshire's beautiful countryside.

### 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 Idridgehay 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 two brick pillars, outside light, tiled flooring and half glazed entrance door with leaded finish opening into entrance hall.

#### Entrance Hall

18'6" x 9'7" (5.66 x 2.93)

With tiled flooring, radiator, coving to ceiling and staircase leading to first floor.



## Cloakroom

7'4" x 6'2" (2.26 x 1.89)

With low level WC, fitted washbasin with chrome fittings with fitted base cupboard underneath, granite worktops with matching granite splash-backs and windowsill, matching tiled flooring, radiator, spotlights to ceiling, very useful built-in storage cupboards, double glazed obscure window and internal door with chrome fittings.



## Lounge

21'10" x 13'5" (6.67 x 4.10)

With two radiators, coving to ceiling, double glazed window to front, pleasant far-reaching views, internal double glazed sliding patio doors opening into sun room and internal door with chrome fittings.



## Dining Area



## Sunroom

13'6" x 9'5" (4.14 x 2.88)

With power, carpet, fitted blind, thermal roof with spotlights, electric heater, double glazed windows, beautiful countryside views and double glazed French doors opening onto sun patio and private garden.



## Superb Living Kitchen/Dining Room

25'3" x 11'7" (7.70 x 3.54)



### Dining Area

With matching tiled flooring, radiator, double glazed windows very pleasant far-reaching views to front and open space leading into kitchen area.



### Kitchen Area

With inset Franke one and a half stainless steel sink unit with Quooker tap, a good range of fitted base cupboards providing good storage with quality matching worktops, Smeg induction hob, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven with warming plate drawer, integrated AEG fridge/freezer, matching tiled flooring, continuation of the high quality worktops forming a useful breakfast bar area, spotlights to ceiling, beautiful countryside views to rear and double glazed French doors opening onto sun patio and private rear garden.



## Utility Room

9'9" x 6'5" (2.98 x 1.96)

With inset Franke single stainless steel sink unit with chrome mixer tap, wall and base fitted units, again with high-quality matching worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, spotlights to ceiling, concealed Vaillant boiler, double glazed window to rear, beautiful countryside views, integral door with chrome fittings giving access to living kitchen/dining room and double glazed access door.



## First Floor

### Landing

With radiator, coving to ceiling, attractive balustrade, access to roof space, double glazed window to front with pleasant far-reaching views and built-in storage cupboard housing the hot water cylinder providing storage with shelving.

### Double Bedroom One

15'8" x 11'7" (4.80 x 3.54 )

With a comprehensive range of fitted high-quality wardrobes with matching dressing table and matching bedside cabinets, radiator, coving to ceiling, double glazed window to rear with fitted blind and beautiful countryside views and internal door with chrome fittings.



### En-Suite

9'8" x 5'8" (2.97 x 1.74)

With large double shower cubicle with chrome fittings including shower, fitted washbasin with fitted base cupboards underneath and matching granite worktops, low level WC, fully tiled walls with matching tiled flooring, large fitted inset mirror, spotlights to ceiling, display illuminated alcove with glass shelving, extractor fan, large heated chrome towel rail/radiator, double glazed obscure window and internal door with chrome fittings.



### Double Bedroom Two

13'3" x 11'5" (4.04 x 3.48)

With a comprehensive range of high-quality wardrobes with matching dressing table and matching bedside cabinets, coving to ceiling, radiator, double glazed window to rear with fitted blind, beautiful countryside views and internal door with chrome fittings.



### Double Bedroom Three

13'4" x 10'1" (4.08 x 3.09)

With two fitted double wardrobes and matching fitted chest of drawers, radiator, coving to ceiling, double glazed window to front with pleasant far-reaching views and internal door with chrome fittings.



### Double Bedroom Four

11'5" x 9'3" (3.48 x 2.84)

With fitted wardrobes with matching fitted chest of drawers, radiator, coving to ceiling, double glazed window to front with pleasant far-reaching views and internal door with chrome fittings.



### Family Bathroom

9'7" x 5'6" (2.94 x 1.69)

With bath with chrome shower over and shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, attractive fully tiled walls with matching tiled flooring, spotlights to ceiling, large heated chrome towel rail/radiator, extractor fan, double glazed obscure window with fitted blind and internal door with chrome fittings.



### Roof Space

Accessed via a loft ladder with boards for storage and housing the solar panel fittings.

### Front Garden

The property is set back from the pavement edge behind a landscaped fore-garden with brick walling and neatly-kept laurel hedge.

## Rear Garden

Being of a major asset to the sale of this property is its private south-facing rear garden backing onto beautiful countryside. The garden is easily maintainable with shaped lawns, a varied selection of shrubs, plants and sun patio providing a pleasant sitting out and entertaining space. The garden is fully enclosed and also has a paved side access with brick walling.



## Driveway

A large double-width block paved driveway provides car standing spaces for approximately four vehicles.



## Brick Detached Double Garage

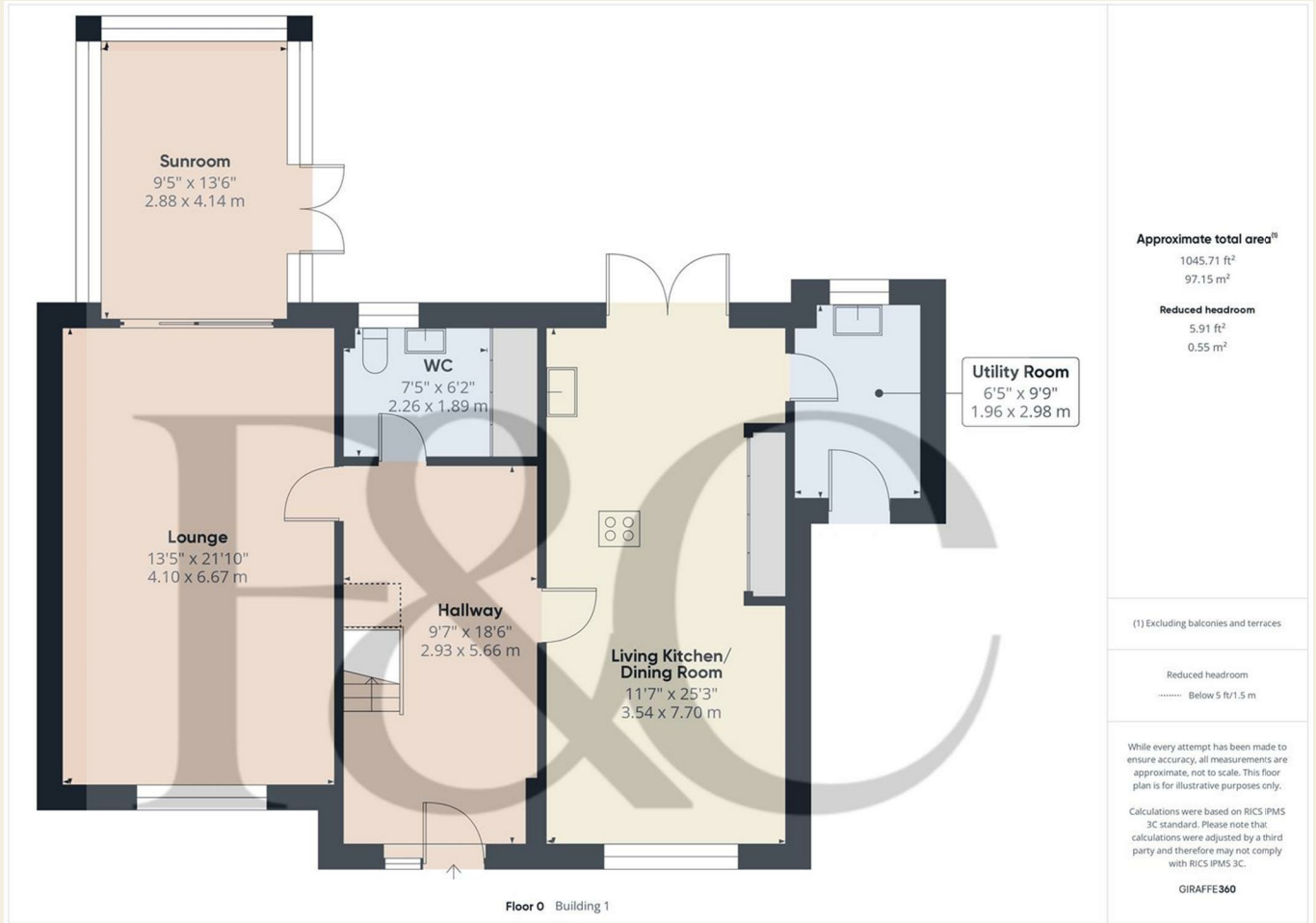
18'1" x 17'9" (5.53 x 5.42)

Constructed of brick and tiled roof with concrete floor, power, lighting and electric door.

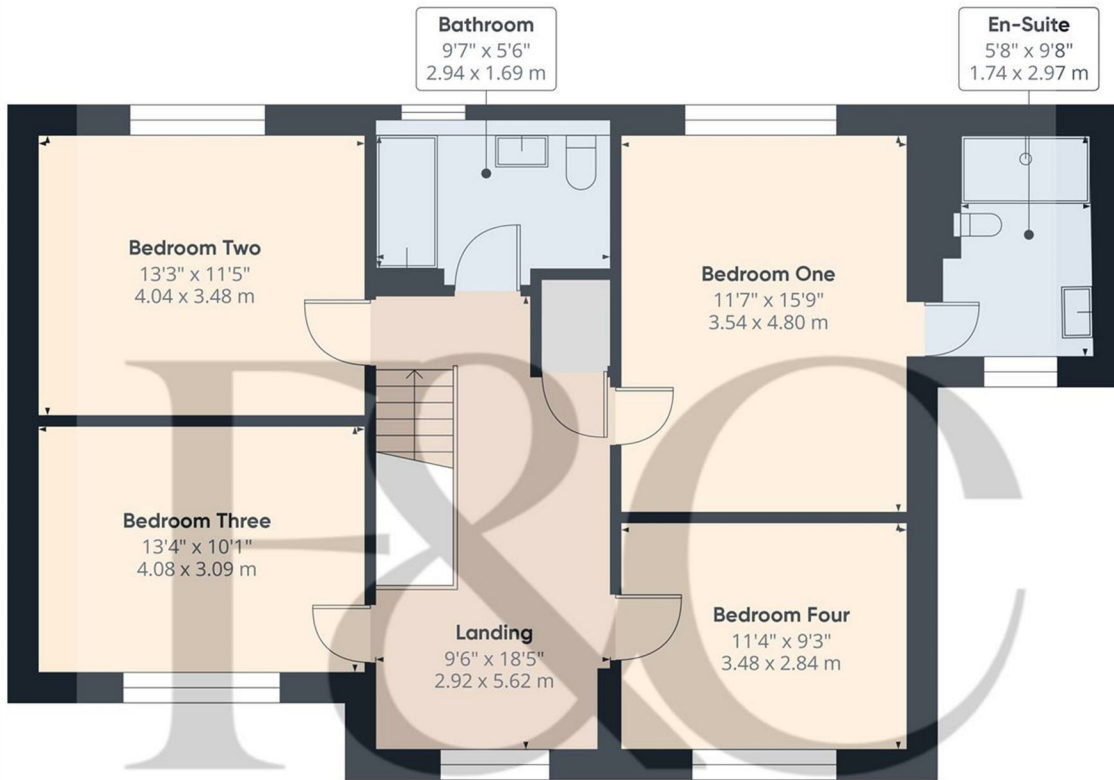


Council Tax Band - G

Amber Valley



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**Approximate total area<sup>(1)</sup>**  
835.8 ft<sup>2</sup>  
77.65 m<sup>2</sup>

(1) Excluding balconies and terraces

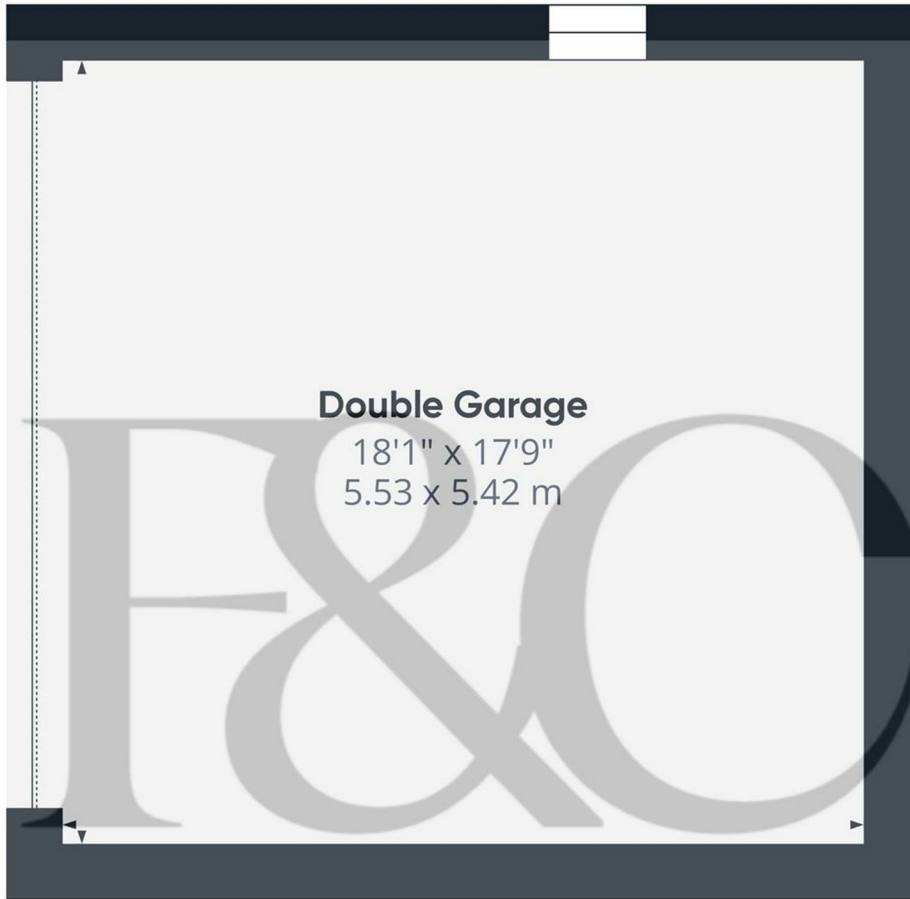
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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Floor 1 Building 1

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### Double Garage

18'1" x 17'9"  
5.53 x 5.42 m

Floor 0 Building 2

#### Approximate total area<sup>(1)</sup>

323.02 ft<sup>2</sup>  
30.01 m<sup>2</sup>

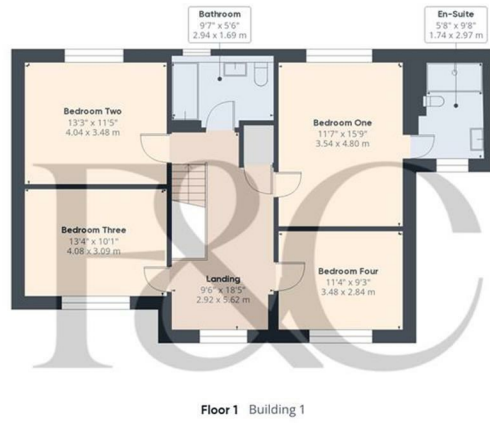
(1) Excluding balconies and terraces

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**Approximate total area<sup>(1)</sup>**  
 2204.53 ft<sup>2</sup>  
 204.81 m<sup>2</sup>

**Reduced headroom**  
 5.91 ft<sup>2</sup>  
 0.55 m<sup>2</sup>

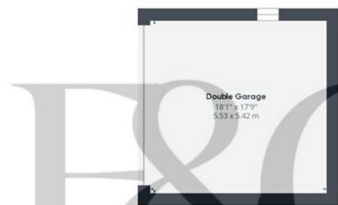
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

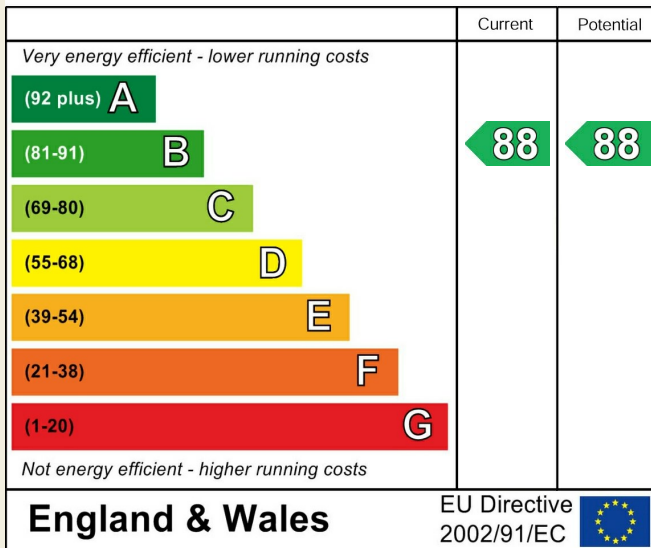
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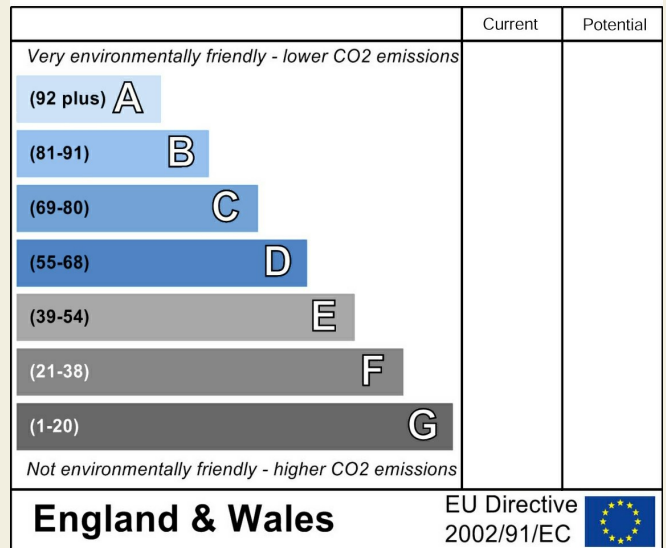


Floor 0 Building 2

### Energy Efficiency Rating



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



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