

Ashbourne Road, Turnditch, Belper, Derbyshire. DE56 2LH

£600,000 Freehold

REDUCED



PROPERTY DESCRIPTION

GUIDE PRICE £600,000 - £650,000

Derbyshire Properties are delighted to present this truly unique extensive detached property located within the extremely sought after village of Turnditch, located between Ashbourne and Belper.

The property offers extensive accommodation and this briefly comprises:- living room, entrance hallway, sitting room, study, dining room, kitchen, downstairs WC, rear hallway and utility room. To the first floor:- A large gallery landing leads to 4 bedrooms, bathroom and en-suite to master bedroom.

Externally the property offers a large side driveway providing parking for numerous vehicles and provides access to a large double detached garage. The extensive garden offers magnificent uninterrupted view of the surrounding countryside and would be ideal for the growing family. An early internal inspection is essential.

FEATURES

- GUIDE PRICE £600,000 - £650,000
- Substantial Period Home
- 4 Bedrooms, 4 Reception Rooms
- Superb Countryside Views
- Private & Large Landscaped Gardens
- Double Width Driveway & Double Garage
- Character & Charm Throughout
- Sought After Location
- Ideal Family Purchase
- View Absolutely Essential!
- COUNCIL TAX BAND E
- Ecclesbourne School Catchment



ROOM DESCRIPTIONS

Entrance Hallway

0.91m x 1.98m (3' 0" x 6' 6") With hardwood door leading from the front elevation, exposed beams, carpeted staircase to the 1st floor landing and internal doors accessing both the main living room and sitting room.

Living Room

8.08m x 3.88m (26' 6" x 12' 9") This stunning well proportion room offers a feature bay window to the rear elevation incorporating a bespoke curved window seat. Four additional windows to the front elevation, wall mounted radiators, decorative wall lighting, exposed beams to ceiling and TV point. The feature focal point of the room is an inset cast-iron log burner with attractive stone surround and raised tiled hearth.

Sitting Room

4.22m x 4.04m (13' 10" x 13' 3") With further large bay window to the rear elevation, additional window to the front elevation with secondary glazing, wall mounted radiator, TV point and exposed beams to ceiling. The feature focal point of this room is an open fire with exposed brick surround and raised tiled hearth. Internal door leads to a inner hallway.

Inner Hall

With hardwood French doors to the rear elevation, exposed beams to ceiling, wall mounted double radiator and internal doors lead to the kitchen and study.

Study

2.63m x 4.31m (8' 8" x 14' 2") With secondary glazed window to the front elevation, wall mounted radiator, exposed beams to ceiling and internal door accessing the dining area.

Dining Room

2.82m x 3.73m (9' 3" x 12' 3") With secondary glazed window to the front elevation, wall mounted radiator, wood floor covering and steps down leading to kitchen via archway.

Kitchen

3.39m x 3.21m (11' 1" x 10' 6") This farmhouse style kitchen comprises of a range of bespoke solid wood wall and base mounted units incorporating a 'Belfast' sink, undercounter space and plumbing for washing machine and dishwasher and fridge. Original floor covering, window to the rear elevation, exposed beams to ceiling. Internal door leading to downstairs WC & large larder, door leading to the rear garden and the feature focal point of the room is a stunning range oven with attractive tiled surround and built-in extractor.

Inner Hallway

The kitchen WC and utility room with wood floor covering and coat storage.

WC

0.95m x 1.70m (3' 1" x 5' 7") Accessed via the inner hallway with low-level WC, wall mounted wash hand basin, wood floor covering, wall mounted radiator, full tiling and double glazed obscured window to the side elevation.

Utility Room

2.08m x 4.76m (6' 10" x 15' 7") With wall mounted gas combination boiler, space for additional white appliances, base mounted storage units with inset sink, exposed beams, window to the side elevation, ceramic tiled floor covering and double glazed stable style door leading to garden.

First Floor

Landing

1.02m x 2.35m (3' 4" x 7' 9") Accessed via the main entrance hallway into this spacious landing with windows to the rear elevation framing superb elevated views of the surrounding countryside. Wall mounted radiator, decorative picture rail and inner landing with internal doors accessing bedrooms and bathroom.

Primary Bedroom

5.76m x 3.93m (18' 11" x 12' 11") This large bedroom suite has windows to the front and side elevations, ceiling mounted loft access point, wall mounted radiators, TV point and internal door accessing the en-suite shower facility.

En-Suite

Comprising of a four piece bathroom suite to include WC, pedestal wash hand basin, wood panelled bath and separate shower enclosure with wall mounted electric shower attachment over. Part tiling to wall walls, wall mounted double radiator and obscured window to front elevation.

Bedroom 2

4.20m x 2.83m (13' 9" x 9' 3") With double glazed window to the rear elevation, wall mounted radiator, exposed beams to ceiling, decorative picture rail. The feature focal point of this room is an open fireplace with decorative surround and cupboard over fire with exposed brick backdrop and raised hearth.

Bedroom 3

2.99m x 3.91m (9' 10" x 12' 10") Window to the front elevation, wall mounted radiator, storage cupboard, pedestal wash hand basin with splashback. The feature focal point of the room is an original feature cast fireplace with decorative surround.

Bedroom 4

3.38m x 3.47m (11' 1" x 11' 5") With exposed beams to ceiling, window to the side elevation, wall mounted radiator and wash hand basin.

Bathroom

1.64m x 2.60m (5' 5" x 8' 6") Comprising of a two piece bathroom suite to include a wood panelled cast iron bath with wall mounted electric shower attachment over and complementary tiled splashback areas. Exposed beams to ceiling, heated towel rail, obscured window to front elevation, large wall mounted wash hand basin with splashbacks, tiled floor covering and wall mounted double radiator.

WC

With low-level WC, tiled walls, obscured window to the side elevation and exposed beams to ceiling.

Outside

To side elevation is a double width driveway providing parking for numerous vehicles giving access to a double garage with up and over door light and power. A side entry gate provides additional hard standing and secure access into the rear garden.

The spectacular rear garden offers well cared for large lawn area with flagstone entertaining terrace and further patio area, and would be an ideal garden for all the family. The property is enclosed on all sides by wall and hedged boundaries and beyond that is superb uninterrupted beautiful views of the surrounding Derbyshire countryside.

The whole garden offers high degrees of privacy and a sizable brick outhouse ideal for storage and as the potential for conversion. Timber garden sheds, outside tap and lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	