

Fletcher & Company

162b Cross Keys Mews Ashbourne Road, Turnditch,
Belper, Derbyshire, DE56 2HY

Prices From £350,000

Freehold



- A Superbly Appointed Mews Property
- Much Sought After Village Location
- Entrance Hall And Cloakroom/Wc
- Comprehensively Fitted Dining Kitchen With Integrated Appliances
- Separate Utility Room
- Lounge/Dining Room With French Doors
- Three Double Bedrooms
- Contemporary Bathroom & En-Suite Shower Room
- Driveway for Three Cars & Enclosed Rear Garden/Patio
- Easy Access To Belper, Ashbourne, Matlock, Derby And The Peak District





Summary

A stunning, high specification THREE DOUBLE bedroom mews house, offering spacious and beautifully appointed accommodation set within the heart of the beautiful and sought after Derbyshire village of Turnditch.

The accommodation comprises an entrance hallway, cloakroom/wc, a comprehensively fitted dining kitchen complete with a range of integrated appliances and an island unit with breakfast bar, a separate utility room and a spacious living/dining room with French doors leading to the rear garden.

The first floor landing leads to three double bedrooms and a well appointed bathroom. The master bedroom also has the benefit of a contemporary en-suite shower room.

The property has a driveway to the front providing off road parking for three cars and there is a delightful, enclosed rear garden with patio and entertaining space.

Conveniently positioned for easy access to Belper, Ashbourne, Wirksworth, Matlock and The Peak District. Belper train station provides easy travel to London St Pancras and the M1, A6 and A38 are located within easy reach

F&C

LOCATION

Turnditch is a popular Derbyshire village which is ideally positioned for access to the city of Derby and the surrounding towns and villages of Belper, Wirksworth, Ashbourne, Matlock and Duffield. The village is home to a popular public house, a charming village church, and a highly sought after primary school.

Turnditch is also ideally positioned for access to the nearby Carsington Water and the beautiful Peak District National Park.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hall

16'8" x 9'1" (5.09 x 2.79)

Having a double glazed composite door providing access, a double glazed window to the side, a central heating radiator and a feature luxury vinyl wood grain effect flooring which continues through to the living space. Stairs lead off to the first floor and there is an understairs cupboard which provides excellent storage space. There is an additional double glazed window to the front.



Cloakroom

4'4" x 3'10" (1.33 x 1.18)

Appointed with a two piece white suite comprising a vanity wash handbasin with useful cupboards beneath and a low flush WC with tiling to the splashback areas. There is a wall mounted chrome heated towel rail and an extractor fan.



Utility Room

8'0" x 4'10" (2.46 x 1.49)

Appointed with a wood grain effect roll top work surface incorporating a stainless steel drainer unit with mixer tap over and cupboards beneath. There is plumbing for an automatic washing machine, space for a tumble dryer and wall mounted cupboards which provide excellent storage. Having an extractor fan, inset spotlighting and a radiator.



Dining Kitchen

13'7" x 12'4" (4.15 x 3.76)

Comprehensively fitted with a range of modern, high gloss base cupboards, drawers and eye level units with a wood grain effect work surface over incorporating a sink drainer unit with mixer tap. Integrated appliances include an electric oven, microwave, dishwasher, refrigerator, freezer, gas hob with splashback, a stainless steel extractor hood with light and a wine cooler. In addition there is a central island unit with useful cupboards and drawers beneath which also incorporates a breakfast bar. Having double glazed windows to the front and rear, inset spotlighting to the ceiling and a central heating radiator.



Lounge/Dining Room

16'6" x 13'8" (5.04 x 4.18)

Having a feature luxury vinyl wood grain effect floor which continues through from the hallway, two central heating radiators and UPVC double glazed French doors providing access to the rear garden.



FIRST FLOOR

Landing

13'7" x 4'2" x 3'3" x 3'2" (4.15 x 1.28 x 1.00 x 0.97)

With a central heating radiator.

Bedroom One

16'4" x 13'7" (4.99 x 4.16)

Having two central heating radiators and UPVC double glazed French doors with Juliet balcony.



En-Suite

6'2" x 5'0" (1.90 x 1.54)

Appointed with a modern, three piece white suite comprising a walk-in shower cubicle with mains fed shower over, a low flush WC and a vanity wash handbasin with useful cupboards beneath. Having tiling to all splashback areas, a wall mounted chrome heated towel rail, an extractor fan and inset spotlighting.



Bedroom Two

13'7" x 13'7" (4.16 x 4.16)

With a central heating radiator and a double glazed window to the front elevation.



Bedroom Three

12'10" x 8'2" (3.92 x 2.51)

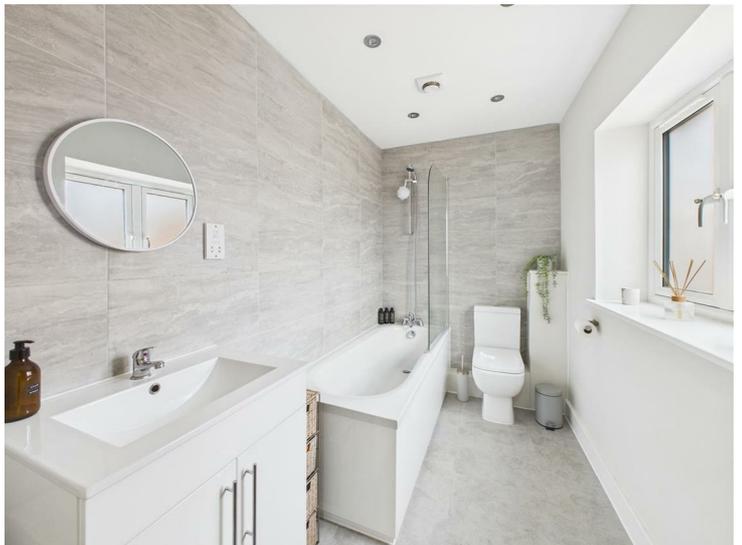
Having a central heating radiator and a UPVC double glazed window to the front elevation.



Bathroom

9'5" x 5'4" (2.89 x 1.65)

Appointed with a modern, three piece white suite comprising a panelled bath with shower attachment over and glass shower screen, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is three quarter tiling to the walls, an electric shaver point, a chrome heated towel rail, an extractor fan, inset spotlighting to the ceiling and a UPVC double glazed window with frosted glass.



Outside

To the front of the property there is an extensive, block paved driveway which provides off-road parking for three vehicles and an electric vehicle charging point. There is a brick wall to the surround and an outside light. To the rear there is an enclosed garden which briefly comprises of a paved patio with lawned garden beyond, there is an additional gravel patio, raised beds to the borders and outside lighting. A gate to the rear provides rear access.



Council Tax Band D

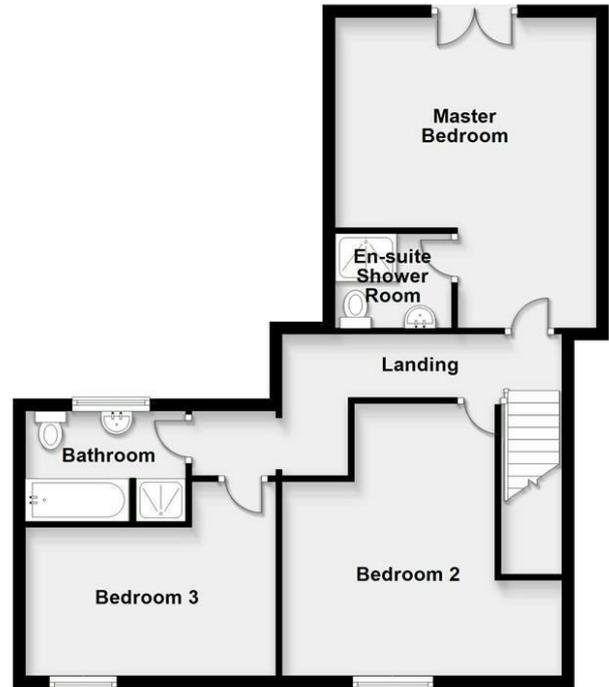
Ground Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



Total area: approx. 134.3 sq. metres (1445.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

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Belper
Derbyshire
DE56 2HY

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	