



3 Bed House

162 Ashbourne Road, Turnditch, Belper DE56 2LJ

Price £399,950 Freehold



FLETCHER
& COMPANY

www.fletcherandcompany.co.uk

- Superb New Build Mews House
- Quality Finish & Beautifully Appointed
- Around 1300 Square Feet of Living Accommodation
- 10 Year ICW Builders Guarantee
- Entrance Hall, Cloaks WC & Spacious Open Plan Living Room
- Quality Dining Kitchen & Spacious Utility Room
- Three Double Bedrooms
- Contemporary Bathroom & Contemporary En-Suite Shower Room
- Largest Garden Plot of the Mews Houses
- Block Paved Driveway & Private Enclosed Garden

A stunning, high specification three double bedroom end mews house, offering spacious and beautifully appointed accommodation with around 1300 square feet of living accommodation. This property offers a delightful end position and occupies the largest plot of all the mews houses. This select development of four quality mews houses located in the heart of the beautiful Derbyshire village of Turnditch offering easy access to Belper, Duffield and Derby.

The property will have the benefit of UPVC flush casement windows, gas central heating and a log burner. The accommodation will in brief comprise: spacious entrance hallway, cloakroom wc, beautifully appointed dining kitchen complete with a range of quality integrated appliances, spacious utility room and open plan living 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 and offers delightful views towards countryside to the rear.

The property will offer off road parking to the front with a tarmac driveway with blocked paved edging. This provides parking space for two cars. The property also has the benefit from a private enclosed rear garden. This property will also offer the largest garden plot of the four mews houses within the development.

PLEASE CONTACT FLETCHER & COMPANY, DUFFIELD OFFICE FOR FURTHER DETAILS

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

Spacious Entrance Hallway

22'4 x 6'8 maximum (6.81m x 2.03m maximum)

Entrance through composite panelled door into hallway, central heating radiator, doors off the hallway leading to the cloakroom wc, utility room, dining kitchen and open plan access to the spacious living room.



Cloakroom WC

5'8 x 4'1 (1.73m x 1.24m)

Fitted with a contemporary two piece suite comprising a double a ceramic wash hand basin, low level WC and chrome ladder style heated towel rail and UPVC double glazed window to the front elevation.



Superb Dining Kitchen

16'6 x 9'11 (5.03m x 3.02m)

Fitted with a range of contemporary units comprising wall and base cupboards and including a range of quality integrated appliances including electric fan assisted oven, microwave combination, four ring hob, integrated tall fridge freezer, integrated dishwasher, wine cooler, wall mounted Ideal Logic combination boiler concealed in wall mounted cupboard, roll edged marble effect laminated worksurfaces, stainless steel sink drainer, ceramic tiled splashbacks and a central heating radiator, recessed LED downlighters and UPVC double glazed window to the front elevation.



Spacious Utility Room

12'0 x 5'7 (3.66m x 1.70m)

Fitted with a range of contemporary units with tall storage cupboard, base cupboards, roll edged marble effect laminated worksurfaces, stainless steel sink drainer, ceramic tiled splashbacks, low level appliance space with plumbing for the automatic washing machine and a central heating radiator.



Open Plan Living Room

22'7 x 13'4 maximum (6.88m x 4.06m maximum)

Fitted a contemporary electric log burner, two central heating radiators, UPVC double glazed windows to the rear elevation, TV point and UPVC double glazed inward opening French doors leading to the rear garden.





FIRST FLOOR

Landing

Master Bedroom

14'2 x 13'4 (4.32m x 4.06m)

Having a TV point, central heating radiator and inward opening PVCu double glazed French doors with Romeo and Juliet style balcony.



En-Suite Shower Room

6'4 x 5'4 (1.93m x 1.63m)

Fitted with a contemporary three-piece suite comprising a double width walk-in shower with wall mounted shower unit, ceramic wash hand basin, low level WC, grey limestone effect porcelain tiled walls, shaver point and chrome ladder style heated towel rail.



Bedroom Two

12'9 x 10'1 (3.89m x 3.07m)

Walk in storage cupboard housing the Megaflo pressurised hot water cylinder, central heating radiator and UPVC double glazed window to the front elevation.



Bedroom Three

12'9 x 9'6 (3.89m x 2.90m)

Central heating radiator and UPVC double glazed window to the front elevation.



Bathroom

8'2 x 7'10 (2.49m x 2.39m)

Fitted with a white three-piece suite comprising a panelled bath with glazed shower screen and wall mounted shower over, ceramic wash hand basin, low level WC, grey limestone effect porcelain tiled splash-back areas, monochrome ladder style heated towel rail, shaver point and satin finish glass UPVC double glazed windows to the front elevation.



OUTSIDE

Frontage & Driveway

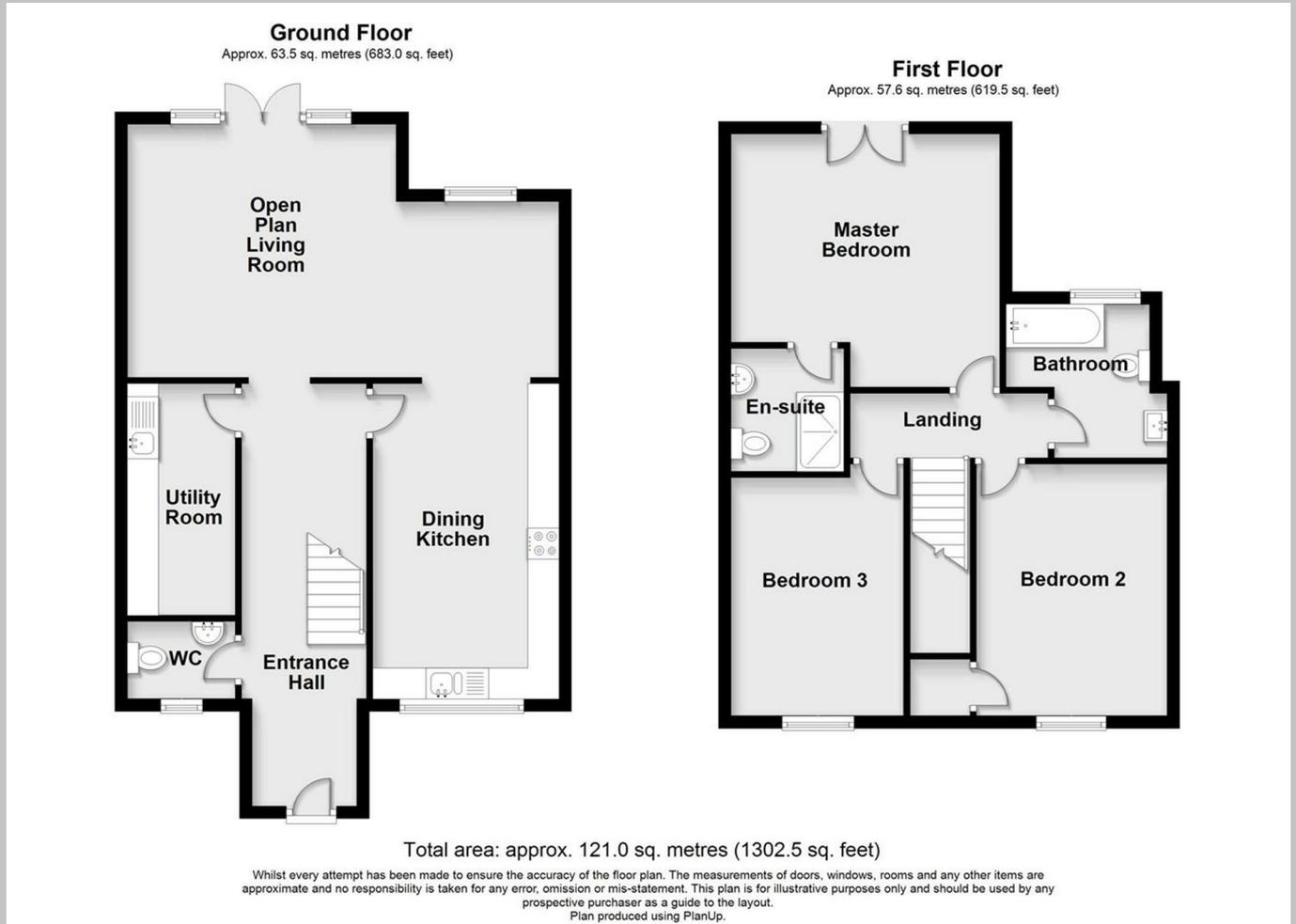
The property will offer off road parking to the front with a block paved driveway with space for two cars and the properties benefit from a private enclosed rear gardens.

Enclosed Rear Garden

This property will also offer the largest garden plot of the four mews houses within the development. and includes a paved rear garden with lawned area and this will be enclosed by a fence panelled boundary.

How To Reserve

The developer will take a reservation fee on offer acceptance. Please ask for further details.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	