



## 4 Bed House - Detached

125 Ashbourne Road, Turnditch, Belper DE56 2LG

Offers Around £465,000 Freehold



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& Company

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- Highly Appealing Detached Property
- Countryside Views
- Lounge & Sun/Garden Room
- Fitted Kitchen & Dining Room
- Four Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Private South-Facing Garden
- Block Paved Driveway
- Brick Garage with Power & Lighting
- Timber Shed

Highly appealing, four bedroom detached property with garage located in Turnditch with easy access to Duffield, Belper and Ashbourne.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: entrance hall with split-level staircase, cloakroom with WC, lounge with fireplace with inset gas fire, dining room, sun/garden room with bi-folding doors opening onto private rear garden and fitted kitchen with appliances. The first floor landing leads to four bedrooms, fitted en-suite and fitted family bathroom.

The property enjoys a private, level south-facing enclosed rear garden laid to lawn with patio and timber shed.

A block paved driveway provides car standing spaces for three cars and leads to a brick garage with power and lighting.

#### 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

##### Entrance Hall

11'5" x 11'3" (3.50 x 3.44)

With double glazed entrance door, radiator, split-level staircase with attractive balustrade leading to first floor, coving to ceiling, wood flooring and under-stairs storage space.

## Lounge

15'6" x 10'11" (4.73 x 3.33)

With fireplace with inset living flame gas fire and raised hearth, wood flooring, radiator, coving to ceiling, double glazed window overlooking private rear garden and internal glazed door.



## Cloakroom

5'0" x 2'8" (1.54 x 0.82)

With low level WC, fitted washbasin, tiled splash-backs, tiled flooring, extractor fan, spotlights to ceiling, built-in storage cupboard with shelving, heated chrome towel rail/radiator, sensor light and internal panelled door with chrome fittings.



## Dining Room

11'5" x 11'2" (3.49 x 3.41)

With wood flooring, coving to ceiling, radiator, internal glazed door and double glazed French doors opening into garden room.



## Sun/Garden Room

15'5" x 10'3" (4.71 x 3.13)

With tiled flooring, vaulted ceilings with spotlights, two matching radiators, views across private garden and two matching double glazed bi-folding doors opening onto sun patio and private garden.



## Kitchen

11'3" x 10'11" (3.44 x 3.35)

With inset sink with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive Sile stone worktops, Rangemaster cooker with Rangemaster extractor hood over, integrated washing machine, integrated dishwasher, space for American style fridge/freezer, concealed central heating boiler, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed window with fitted blind and internal glazed door.



## First Floor

### Landing

With radiator, access to roof space and built-in cupboard providing storage with shelving and housing the hot water cylinder.

### Bedroom One

12'4" x 11'3" (3.76 x 3.44)

With radiator, double glazed window, countryside views to rear and internal panelled door.



### En-Suite

6'3" x 5'4" (1.93 x 1.65)

With separate shower cubicle with electric shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, inset mirror, heated towel rail/radiator, double glazed obscure window and internal panelled door.



### Bedroom Two

11'6" x 8'5" (3.51 x 2.59)

With radiator, double glazed window, countryside views to rear and internal panelled door.



### Bedroom Three

11'4" x 7'10" (3.46 x 2.39)

With radiator, double glazed window and internal panelled door.



### Bedroom Four

11'11" x 8'7" (3.65 x 2.62)

With radiator, double glazed window and internal panelled door.



### Family Bathroom

6'3" x 5'1" (1.92 x 1.57)

With bath with electric shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, inset mirror, extractor fan, heated towel rail/radiator and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a well stocked fore-garden with natural stone wall and three attractive Christmas trees.

### Rear Garden

To the rear of the property is a private (non-overlooked) south-facing enclosed rear garden laid to lawn with patio and timber shed.



### Driveway

A block paved driveway provides car standing spaces for three cars.

### Brick Garage

16'7" x 8'2" (5.07 x 2.50)

With concrete floor, power, lighting, cold water tap, front door, rear personnel door and double glazed window.

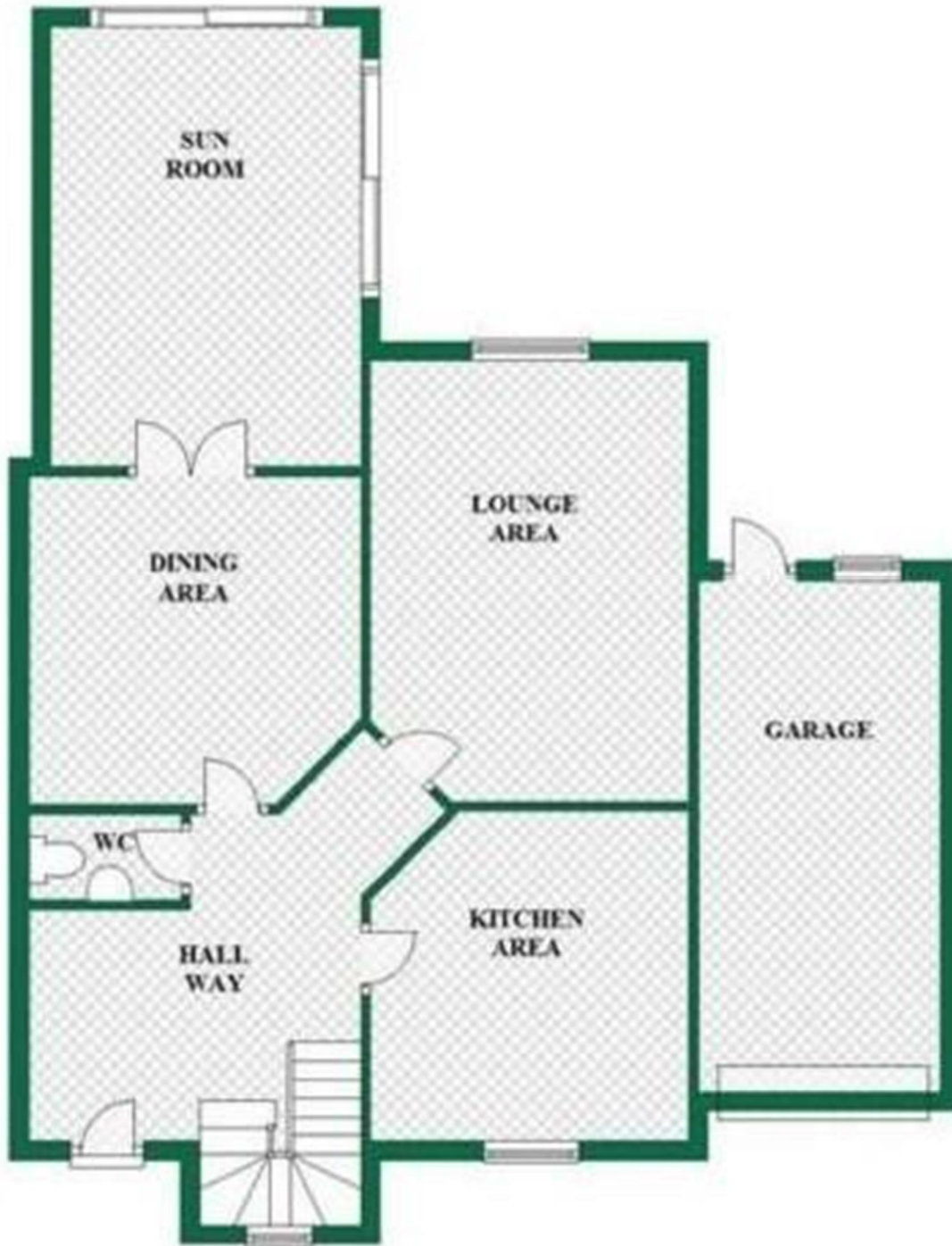
### Security

The house and garage are alarmed.

### Council Tax Band - E

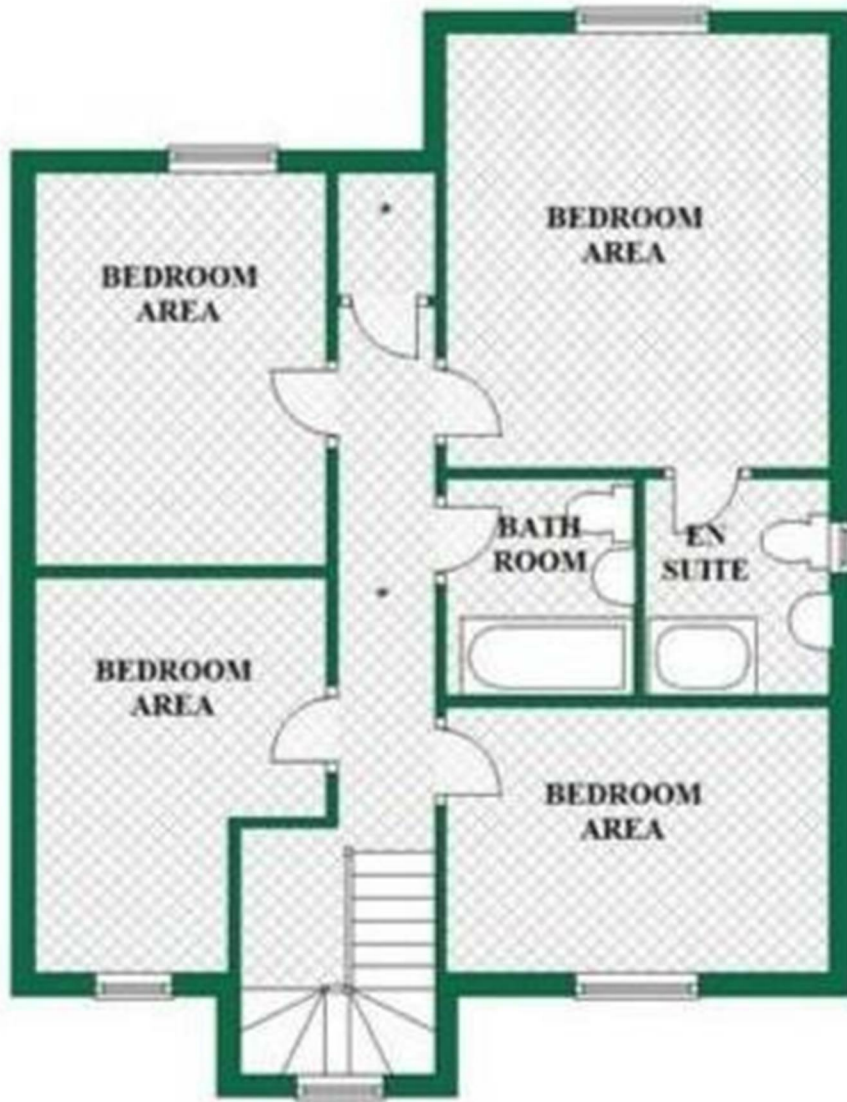
Amber Valley

## GROUND FLOOR




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## FIRST FLOOR



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## Energy Efficiency Rating

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

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

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