



## 4 Bed House - Detached

Porter House Ashbourne Road, Cowers Lane, Belper DE56 2LF

Price £595,000 Freehold



4



3



3



**FLETCHER**  
& COMPANY

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

- New Build Detached Property
- Delightful Open Views
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Study
- Living Kitchen/Family Room
- Utility Room & Cloakroom
- Four Generous Bedrooms
- Two En-suite & Family Bathroom
- South Facing Private Garden
- Driveway & Garage

Porter House - Stunning brand new four bedroom, two en-suite detached property with private garden and delightful open views - Available Now.

The property is convenient for local villages including Turnditch, Idridgehay and Duffield plus towns providing an excellent range of amenities including Belper, Wirksworth and Ashbourne.

Fontenay is a highly regarded builder in Derbyshire with a ten year warranty ( N.H.B.C agreement ).

#### The Location

The Cowers Lane area is near Shottlegate which is a small hamlet in the parish of Hazelwood with a noted village inn and is convenient for local villages including Turnditch, 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.

#### Entrance Hall

#### Cloakroom

#### Lounge



#### Study

## Living Kitchen/Dining Room



## Utility Room

## First Floor Landing

## Bedroom One

## En-suite One



## Bedroom Two



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.

En-suite Two



Bedroom Three



Bedroom Four



Family Bathroom



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.

Private Garden

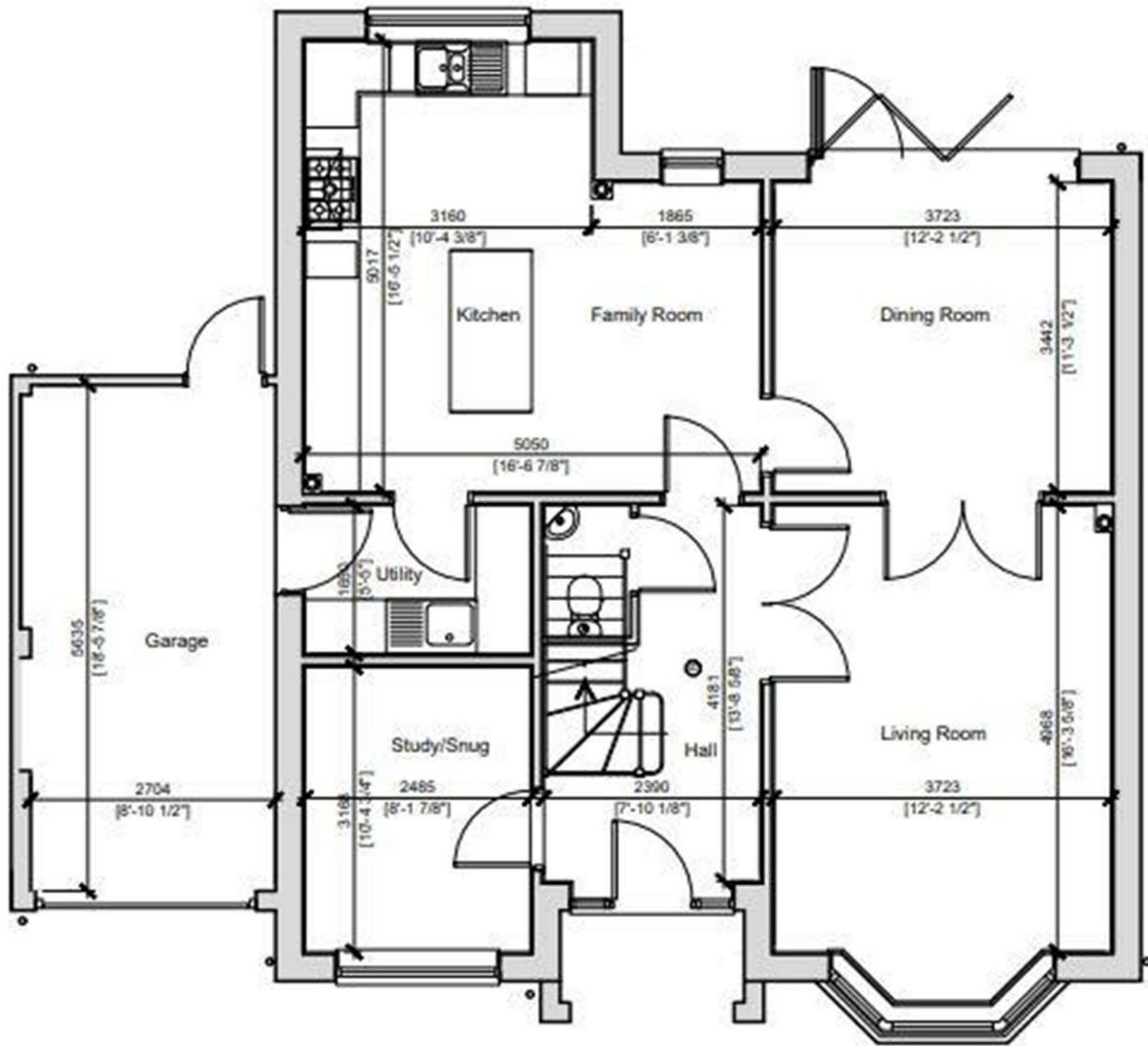


Block Paved Driveway

Garage

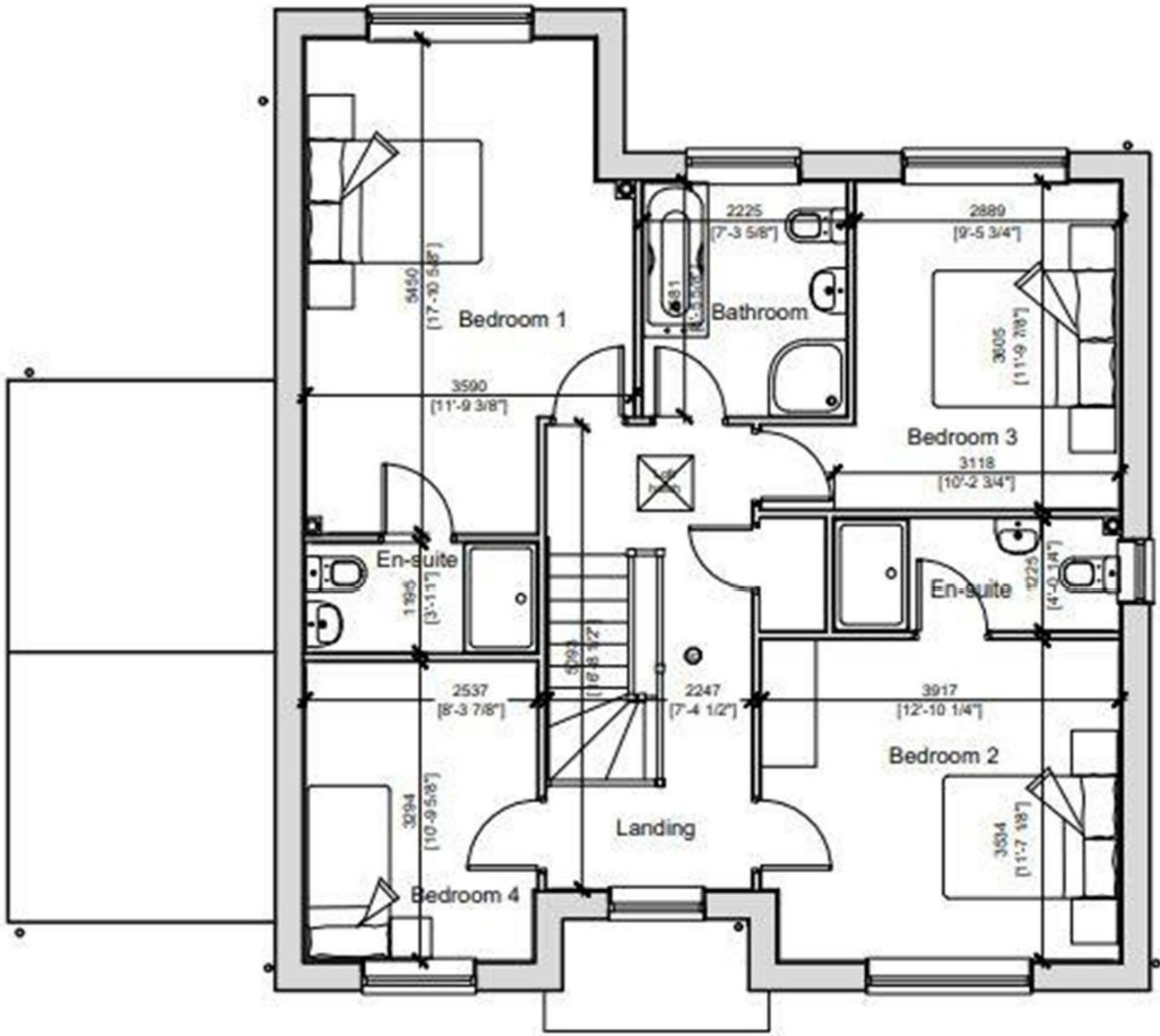


These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



## Ground Floor Plan

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.



## First Floor Plan

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) <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	

## 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	