

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Oakleigh, 170 Ashbourne Road Turnditch, Belper, Derbyshire DE56 2LH



A beautifully presented four bedroom detached residence occupying a fabulous large plot measuring just over one third of an acre, offering spectacular views over rolling open countryside

- No Upward Chain • Double glazed and gas central heating • Superb potential for an extension • Porch, hallway and guest cloakroom • Living room • Open plan dining kitchen • Side lobby with utility off • Four first floor bedrooms and bathroom • Driveway and garage • Beautiful garden •

Offers around £525,000



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GENERAL INFORMATION

This is a very rare and exciting opportunity to acquire a very well presented property on a particularly impressive plot in the highly sought after village of Turnditch. The plot measures just over one third of an acre and offers great scope for extending the current residence into a large family home subject to the necessary planning consent.

The property is set back behind a well established foregarden and driveway which leads to the garage. To the rear of the property is a sloping lawn which drops away and makes the most of the impressive open views and backs on to open countryside.

Internally the property is double glazed and gas centrally heated with porch, hallway, fitted guest cloakroom, living room with beautiful feature fireplace, open plan dining kitchen, side lobby with utility off. The first floor landing leads to four bedrooms and a well appointed bathroom.

LOCATION

The village of Turnditch is set amid attractive open countryside offering some delightful walks. The village itself benefits from a church and reputable primary school and village inn. It is conveniently located for easy access to Derby, Ashbourne and Belper, all of which combine to offer an excellent range of amenities.

ACCOMMODATION

ON THE GROUND FLOOR

Attractive panelled stained glass entrance door provides access to:

PORCH

Upvc double glazed window to front. Doorway to:

ENTRANCE HALL

With central heating radiator. Feature parquetry wood flooring leading to useful under stair storage cupboard. Staircase to first floor. Decorative coving. Upvc double glazed window to front. Panelled door to:

FITTED GUEST CLOAKROOM

With a white suite comprising low flush wc, pedestal wash hand basin with tiled surround. Central heating radiator. Upvc double glazed window to side.

LIVING ROOM 4.71m x 3.8m (15'5" x 12'6")

A very pleasant light and airy room with a feature upvc double glazed picture window to front and matching French doors to rear, offering fabulous views over the garden and stunning open countryside beyond. Beautiful feature fireplace with marble surround, raised tiled hearth, cast iron interior with open fire grate. Central heating radiator. Feature oak floor covering.

OPEN PLAN DINING KITCHEN

Comprising:

KITCHEN AREA 3.78m x 2.5m (12'5" x 8'2")

With granite effect preparation surfaces, having tiled surrounds, inset sink unit with mixer tap, stylish fitted base cupboard and drawers, complementary wall mounted cupboards, appliances including four plate electric hob with extractor hood over. Built-in oven and grill beneath. Integrated fridge freezer and dishwasher. Central heating radiator. Upvc double glazed window to side lobby/utility. Upvc double glazed window to rear with stunning views. Open access to:

DINING AREA 2.33m x 2.32m (7'8" x 7'7")

With upvc double glazed picture window providing



impressive views.

SIDE LOBBY

With upvc double glazed window to front. Matching door to rear. Open access to:

UTILITY AREA

Providing appliance space suitable for washing machine and storage shelving.

ON THE FIRST FLOOR

LANDING

With over stair storage cupboard. Access to loft space, decorative coving, upvc double glazed window to front. Panelled door to:

BEDROOM ONE 3.81m x 2.52m (12'6" x 8'3")

Central heating radiator. Upvc double glazed window to rear, again with impressive views.

BEDROOM TWO 3.43m x 2.45m (11'3" x 8'0")

Central heating radiator. Upvc double glazed window to rear.

BEDROOM THREE 3.83m x 2.13 (max measurements) (12'7" x 7'0" (max measurements))

Central heating radiator. Upvc double glazed window to front.

BEDROOM FOUR 2.76m x 2.45m (9'1" x 8'0")

Central heating radiator. Upvc double glazed window to rear.

WELL APPOINTED BATHROOM 2.25m x 2.12m (7'5" x 6'11")

Fully tiled with a white suite comprising low flush wc, pedestal wash hand basin, free standing bath with shower attachment, separate shower cubicle with integrated shower. Central heating radiator. Upvc double glazed window to side.

OUTSIDE & GARDENS

Without doubt a true feature of this sale is the fabulous large plot on which the property stands measuring one third of an acre, situated on the right hand side of Ashbourne Road, as you go up the hill through Turnditch. As such it offers most impressive views to the rear over the large well established garden and rolling open countryside beyond. To the front of the property is a well established foregarden with a selection of plants, trees and shrubs. Gates lead to a driveway providing ample off road parking and access to a garage.

To the rear of the property is an extensive lawn again with mature trees, shrubs and flower beds which backs directly onto open countryside. There is great potential to construct a summer house/home studio or landscaped patio/outdoor seating area. We do feel due to the size of the plot there is also scope for a substantial extension to create a large family home subject to necessary planning consent.

COUNCIL TAX BAND

Amber Valley - Band F.

DIRECTIONAL NOTE

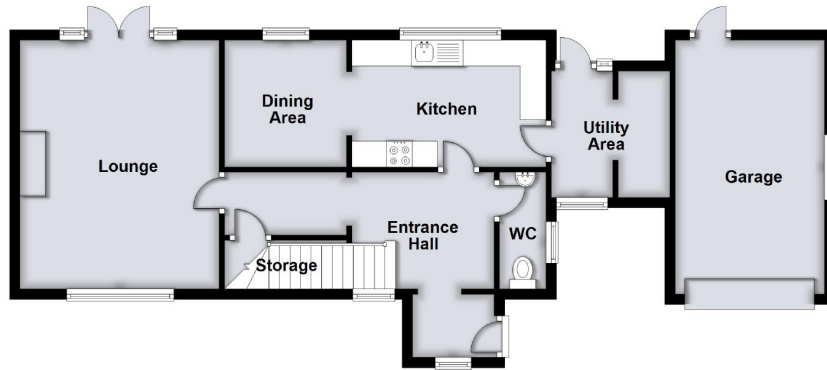
Approach from our Derby office is to proceed north along the A6 through Allestree to Duffield. Turn left on the outskirts of Duffield into Broadway and proceed out into open countryside along Wirksworth Road. Upon reaching the crossroads at Cowers Lane, turn left into Turnditch where the property will be located on the right hand side as denoted by our 'for sale board'.

VIEWING

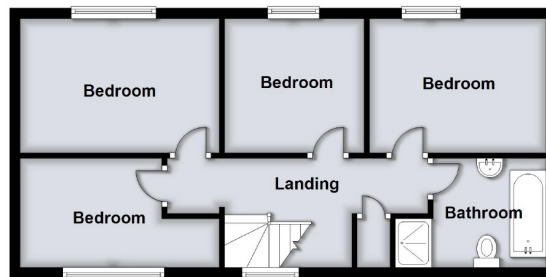
Strictly by appointment through Scargill Mann & Co - Derby office (BA/TS).



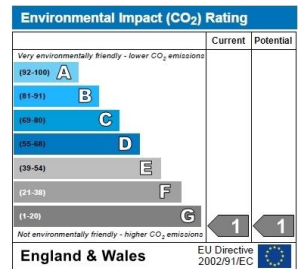
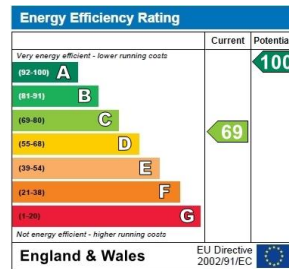
Ground Floor
Approx. 71.2 sq. metres (766.4 sq. feet)



First Floor
Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 120.1 sq. metres (1292.5 sq. feet)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

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1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
6 St James's Street, Derby, DE1 1RL
42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

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