

Greenway

Hulland Ward, Ashbourne, DE6 3FE



Beautifully presented and extended modern three bed detached bungalow located in a popular village of Hulland Ward with a stunning open plan L shaped living kitchen area.



£255,000

John German

A beautifully presented and extended modern three bedroom detached bungalow located in a popular development within the village of Hulland Ward has the most impressive open plan L shaped living kitchen, master bedroom with fitted en-suite bathroom with off-road parking and secluded rear garden.

Hulland Ward is a popular village with decent amenities and beautiful countryside backdrop 5 miles from Ashbourne, 10 miles from Derby and 6 miles from Belper on the A517 road. The village is close to Carsington Water and has two public houses; The Nags Head and the Black Horse Inn. The village has Hulland Ward C of E Primary School, shop as well as a garage and doctor's surgery in nearby Brailsford. located within Queen Elizabeth's Grammar school catchment area.

Entrance to the bungalow is via a UPVC entrance door into the reception hallway with solid oak flooring, double width cloaks cupboard, a door leading into a useful study and further doors off into the open plan living room and master bedroom.

There is an open plan refitted L shaped kitchen/living area with oak flooring, feature log burning stove and bi-folding doors leading out to the rear. The kitchen is of coloured high gloss base and wall mounted units with stone effect work surfaces, gas hob, extractor fan over, electric fan assisted oven, integrated fridge and dishwasher, central island and a doorway leading into the utility room with plumbing for washing machine, stone effect worktop, and space for freezer as well as additional appliances and shelving. Followed by tiled flooring and a door leading to the side elevation.

The master bedroom comfortably fits wardrobes and a refitted en-suite bathroom with a white suite including bath, shower cubicle with mixer shower over, heated towel rail and tiled flooring. Off to the hallway is oak flooring and doors leading off to two good sized further bedrooms and a fitted family shower room with a white suite including wash hand basin, vanity unit, shower cubicle with mixer shower over and tiled flooring.

To the front of the property, there is a block paved driveway with lawns and display borders, followed by a landscaped garden to the rear with wooden sleepers, display borders, lawns, a raised paved patio area and space for two sheds.

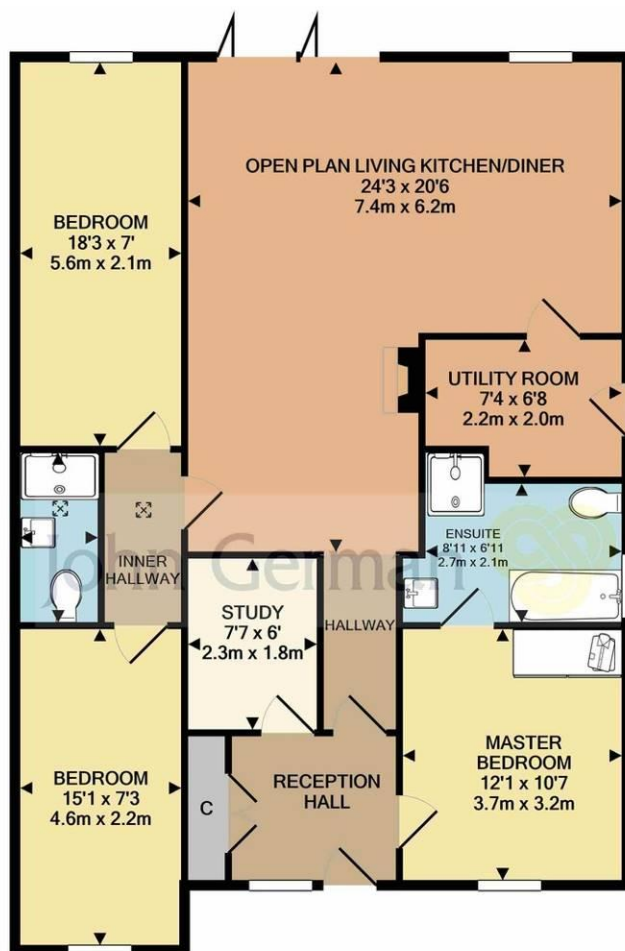
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

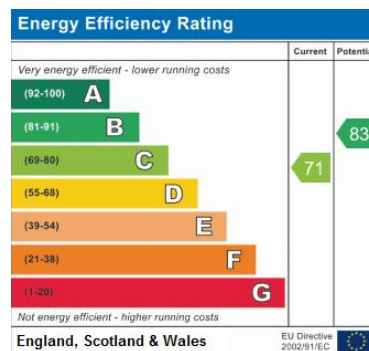
Our Ref: JGA/12022020, www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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