

Highfield Road

Hulland Ward, Ashbourne, DE6 3FD



Extended, open plan, semi detached home with highlights including fitted kitchen with appliances, three generous double bedrooms, large gardens to rear, and ample parking and storage.

£295,000



John German

This large three bedroomed semi has been extended on two floors to provide fantastic living accommodation including three large double bedrooms and spacious ground floor living space. Set in this highly regarded family friendly village just outside of Ashbourne. Outside is still a generous garden and plenty of garden storage options including a gym and a large cabin which is currently utilised as a home office.

Entrance to the property is via a spacious entrance hall with ample of space for coats and shoes, together with a ground floor WC off. Here leads to the formal lounge and family area which has a feature fireplace with a gas stove and is open plan to the kitchen.

The Kitchen is fitted with a range of cream gloss base and eye level units with roll edge worksurfaces, inset dishwasher and washing machine, plus built-in eye level oven and microwave. This space circles round to a generous dining room with patio doors opening onto the rear deck and open plan to the formal lounge, again with a built-in fireplace featuring a gas stove.

On the first floor leading off the central landing are three very generous double bedrooms and a refitted luxury bathroom fitted with a full four piece suite.

Outside a tarmac driveway provides off road parking and access to the garage. To the front of the property is a gravelled area providing additional parking. The fully enclosed rear garden has a large, raised deck making the most of the those far reaching views, leading onto a well-kept lawn.

There are a range of garden storage options; firstly that being attached to the rear of the property and towards the bottom of the garden is a large timber cabin which is currently used as a large home office. Finally there is a block built building which has been used as a home gym.

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.gov.uk/government/organisations/environment-agency
<https://www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications>

Our Ref: JGA/26082021
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
1480.15 ft²
137.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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