

Greenway

Hulland Ward, Ashbourne, DE6 3FE



3/4 bedroom extended detached bungalow occupying a popular and convenient cul-de-sac location in Hulland Ward offering a wealth of potential.

£250,000



John German 

General Information -- HAVING HUGE POTENTIAL - This three / four bed roomed detached extended bungalow, situated on a corner plot in the popular cul-de-sac location of Greenway in Hlland Ward.

The property is sold with the benefit of gas fired central heating, sealed unit upvc double glazing, solar panels and thermal hot water tank (currently producing around £1,290 annual income). Internally the property briefly comprises of porch / utility area, kitchen, sitting room, study / potential fourth bedroom, store room, three bedrooms and a shower room.

Outside the property is situated on a corner plot and to the front is an elevated patio seating area enjoying countryside views of the surrounding area. The property has a laid lawn surround with well established hedges and trees, wrapping around to the side of the property with paving provided access to the front door. To the rear is a low maintenance block paved area. The property also has the benefit of two single garage and tarmac paved driveway providing ample off street parking for multiple vehicles.

Location -- Hlland Ward boasts a wide and varied range of facilities including primary school, petrol station/convenience store, village inn, regular bus services to Ashbourne, Derby and Belper. Carsington reservoir is located nearby offering walks and water sports. Furthermore, an excellent range of facilities can be found in nearby towns of Ashbourne and Wirksworth. Hlland Ward is well positioned for easy access to the A52 which provides a quick link to Derby, about 12 miles away to the east and also to the A38 and M1. To the west, Stoke on Trent and the M6 are about 26 miles away.

Accommodation -- having upvc door providing access to Porch / Utility Area - with sealed unit double glazed opaque windows in upvc frames to side and rear. Appliance space and plumbing for a washing machine and other white goods. Electric circuit board. Door with clear triplex safety glass in a wood surround provides access to:

Hallway - with central heating radiator. Useful built-in airing cupboard housing hot water cylinder, boiler and central heating / solar panel control system. Two loft hatch access points, both with loft ladders providing access to fully boarded loft. Doors providing access to kitchen, sitting room, bedrooms, bathroom and store room.

Kitchen - 2.25m x 3.3m (7'4" x 10'9") - having roll edged preparation surfaces with inset one and a half stainless steel sink with adjacent drainer and chrome mixer tap over with tiled splashback surround. Range of cupboards and drawers beneath with appliance space and plumbing for dishwasher. Further appliance space for gas oven with four ring gas hob over and extractor fan canopy above. Complementary wall mounted cupboards. Sealed unit double glazed windows in upvc frames to side and front, enjoying superb countryside views of the surrounding area and beyond.

Sitting Room - 3.82m x 4.54m (12'6" x 14'10") - Please note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Feature fireplace with electric fire. Sealed unit double glazed windows in upvc frames to front, enjoying superb elevated countryside views of the surrounding area and beyond.

Study / Potential Fourth Bedroom - 3.89m x 4.28m (12'9" x 14'0") - Please note the latter measurement being a maximum measurement. Sealed unit double glazed windows in upvc frames to front. Door providing access to:

Bedroom One - 4.87m x 3.25m (15'11" x 10'7") - Please note the former measurement being a maximum measurement being taken into the full depth of the fitted wardrobes. Central heating radiator plus programmable electric heaters. Sealed unit double glazed window in upvc frame to front.

Bedroom Two - 3.69m x 2.88m (12'1" x 9'5") - Having central heating radiator plus programmable electric heaters. Sealed unit double glazed windows in upvc frames to side.

Bedroom Three - 2.80m x 3.32m (9'2" x 10'10") - Please note the latter measurement being taken into the full depth of the fitted wardrobes and cupboards. Central heating radiator. Sealed unit double glazed window in upvc frame to side.

Shower Room - 1.77m x 1.71m (5'9" x 5'7") - having wash hand basin with chromed mixer tap over and vanity base cupboards beneath. Corner shower cubicle with electric shower over. Low level WC. Chrome ladder style heated towel rail. Electric shaver point. Extractor fan. Sealed unit double glazed opaque window in upvc frame to side.

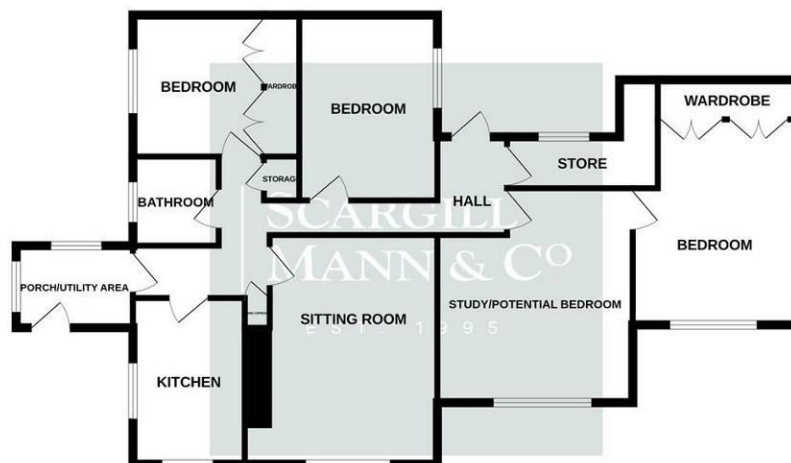
Store Cupboard - 3m x 1.08m extending to 2.13m (9'10" x 3'6" extend - having water connection. Sealed unit double glazed window in upvc frame to rear. This room offers the potential to be converted into a suitable en-suite for bedroom one if desired.

Outside - Single Garage One - 5.04m x 2.73m (16'6" x 8'11") - Being a useful workshop space with power, lighting and upvc door provides access to rear garden. Garage Two - 4.97m x 2.48m (16'3" x 8'1") - having power and lighting. Single glazed window in wooden frame to rear. Up and over door to front.

Council Tax Band -- Derbyshire Dale District Council

Directional Note -- From Ashbourne, proceed out of Ashbourne along the Belper Road (A517). After approximately 3 miles when entering Hlland Ward proceed past the turning for Firs Avenue taking the next left hand turn onto Moss Lane. Take the second left hand turn into Greenway and the property is located on the left hand side as denoted by our "For Sale" board.

GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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