

Charles Walker Close

Hulland Ward, Ashbourne, DE6 3DW



For the over 55's, a well presented and maintained two bedroomed semi-detached bungalow with attached garage in the popular location of Hulland Ward. 75% Shared Ownership.

£170,000

John German

The Property - A rare opportunity to acquire this well presented and maintained two bedroomed semi-detached bungalow for the Over 55's on a popular development in Hulland Ward.

The property is sold with the benefit of gas fired central heating and sealed unit upvc double glazing. Internally briefly comprises of dining kitchen, spacious sitting room and conservatory. There is also a master bedroom with fitted wardrobes, second double bedroom and shower room. Outside the property has the benefit of an attached garage with further off street parking to the front and a low maintenance rear garden.

Location - Hulland Ward boasts a wide and varied range of facilities including primary school, petrol station/convenience store, village inns, regular bus services to Ashbourne, Derby and Belper. Carsington reservoir is located nearby offering walks and water sports. Furthermore, an excellent range a facilities can be found in nearby towns of Ashbourne and Wirksworth. Hulland 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 -

Composite Front Door - Providing access to:

Reception Hallway - Having central heating radiator with cover, loft hatch access, doors providing access to bedrooms, bathroom, sitting room and dining kitchen. Useful storage cupboard/airing cupboard housing the Worcester combination boiler.

Dining Kitchen - 4.17m x 2.68m max (13'8" x 8'9" max) - Having roll edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tiled surround. A range of cupboards and drawers beneath with appliance space and plumbing for washing machine, free-standing electric Indesit oven with four ring gas hob over, plus extractor fan canopy over. Complementary wall mounted cupboards, central heating radiator, free-standing space for fridge/freezer, tiled flooring, sealed unit double glazed windows in uPVC frames to front, composite door providing access to side.

Sitting Room - 4.76m x 4.19m max (15'7" x 13'8" max) - Having electric fireplace, central heating radiator with cover, sealed unit double glazed french doors providing access to:

Conservatory - 2.97m x 2.41m (9'8" x 7'10") - Having central heating radiator, sealed unit double glazed windows in uPVC frames and uPVC door providing access to rear garden.

Bedroom One - 4.15m x 2.74m (13'7" x 8'11") - Please note the former measurement is taken into the full depth of the fitted wardrobes with sliding doors. Central heating radiator and sealed unit double glazed windows in uPVC frame to rear.

Bedroom Two - 2.82m x 2.55m (9'3" x 8'4") - Having central heating radiator with cover, sealed unit double glazed windows in uPVC frame to front.

Bathroom - 2.96m x 1.73m (9'8" x 5'8") - Fitted with a white suite comprising wash hand basin with chrome mixer tap over, tiled splash-back and vanity cupboards beneath, low level w.c., wall mounted cabinets, and double shower cubicle with electric shower. Central heating radiator, electric shaver point, extractor fan and roof-light.

Outside And Gardens - To the front of the property is a tarmacadam driveway providing ample off street parking. Attached to the property is a:

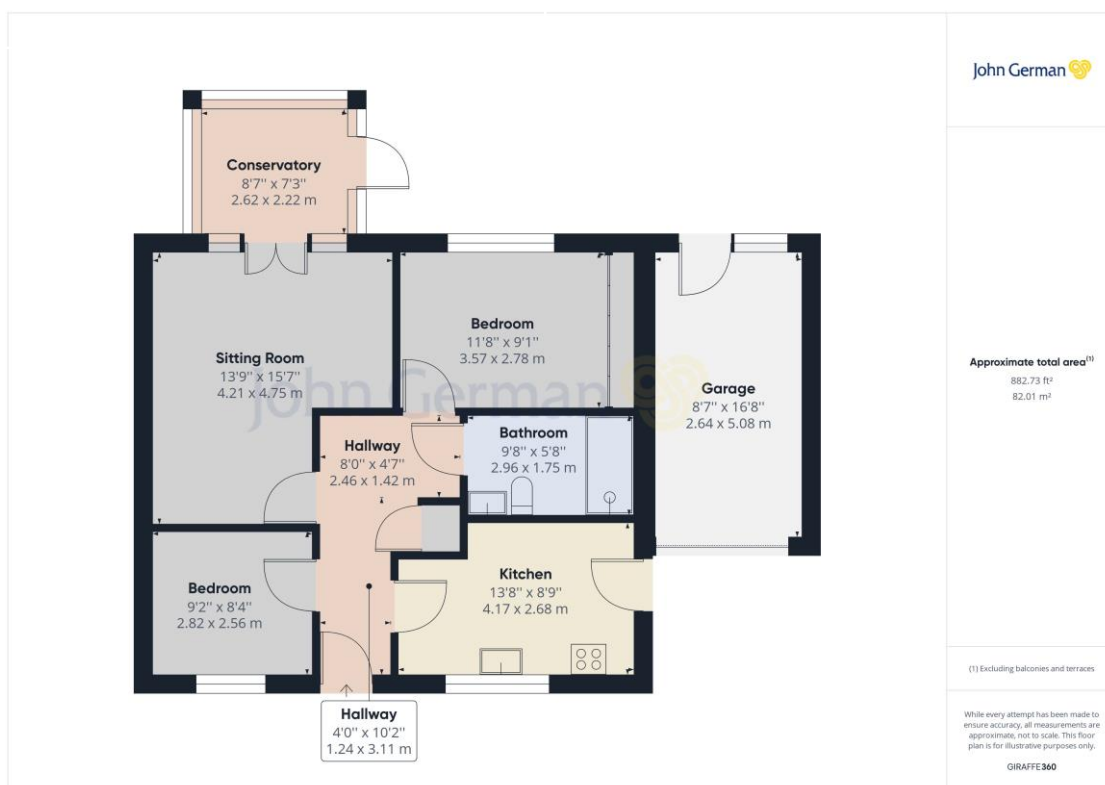
Garage - 5.09m x 2.62m (16'8" x 8'7") - Having electric roller door, electric meter, sealed unit double glazed window in uPVC frame to rear with uPVC door providing access to rear garden. Loft hatch access.

To the rear of the property is a low maintenance garden with patio seating area, timber shed and a raised gravel herbaceous and planting area, timber fenced surround.

Tenure - The property is Leasehold with a 99-year lease from August 2006. £49.30 per month including service charge. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band - Derbyshire Dales - Tax Band C

Please Note - Allocations Criteria - We draw to the attention of any prospective purchasers that the conditions of purchase must be that any purchaser has to be over the age of 55 to qualify. They also have to be "local". The property is Leasehold and offered with a 75% shared ownership. £49.30 per month including service charge, including general maintenance of the area and includes the ground rent. The owners of the 25% equity are Peak District Rural Housing Association, Whitwick Business Centre, Stenson Road, Coalville, Leicestershire, LE67 4JP.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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