

Eaton Court

Hulland Ward, Ashbourne, DE6 3EF

John 
German






Eaton Court

Hulland Ward, Ashbourne, DE6 3EF

Guide Price £625,000

A photograph of a modern kitchen interior. The kitchen features dark grey cabinetry, a central island with a dark countertop, and a range hood. Large windows and a glass door provide a view of a garden and a wooden fence. The ceiling has recessed lighting, and the floor is a light-colored material.

Part of a delightful development by James Nicholas Homes Ltd within Eaton Court, this stylish modern contemporary detached residence, offering four bedroomed executive home offering large spacious accommodation. Within an enviable locality close to comprehensive facilities at Hulland Ward.

Part of a delightful development by James Nicholas Homes Ltd within Eaton Court, this stylish modern contemporary detached residence, offering four bedroomed executive home offering large spacious accommodation. Within an enviable locality close to comprehensive facilities at Hulland Ward. The property is heated by an air source heat pump as part of the builder's ongoing commitment to global sustainability.

The property will be constructed to a high specification design and finish, with the benefit of central heating and double glazing. Offering well proportioned accommodation ideal for the family.

The accommodation includes an imposing wide reception hallway with ground floor cloakroom, superb full width lounge with patio doors and feature fireplace, large living dining kitchen with contemporary styled units throughout and a separate utility room.

To the first floor are four well proportioned bedrooms, the principal bedroom enjoying a luxury en-suite shower room, three additional bedrooms and a family bathroom. The property will benefit from an integral single garage. Attractive gardens with open views.

The sale provides a good opportunity for a discerning purchaser to acquire a property within this highly considered development, within this popular location.

Location - Hulland Ward boasts a wide and varied range of facilities including local schools, regular bus services to Ashbourne, Derby and Belper. There is ease of access to the delightful and popular Carsington Reservoir together with local pubs and restaurants, petrol station and village facilities. 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.

There is a local primary school in Hulland Ward and a good choice of schools within a 15 mile radius. There are a number of independent secondary schools that are easily accessible, notably: Derby Grammar School, Ockbrook School, Repton, Denstone College, Trent College and Abbotsholme.

Directions

Approached from Ashbourne, take the Belper Road travelling towards Hulland Ward. When entering Hulland Ward the property is situated on the left hand side and will be clearly denoted by the large 'for sale' board.

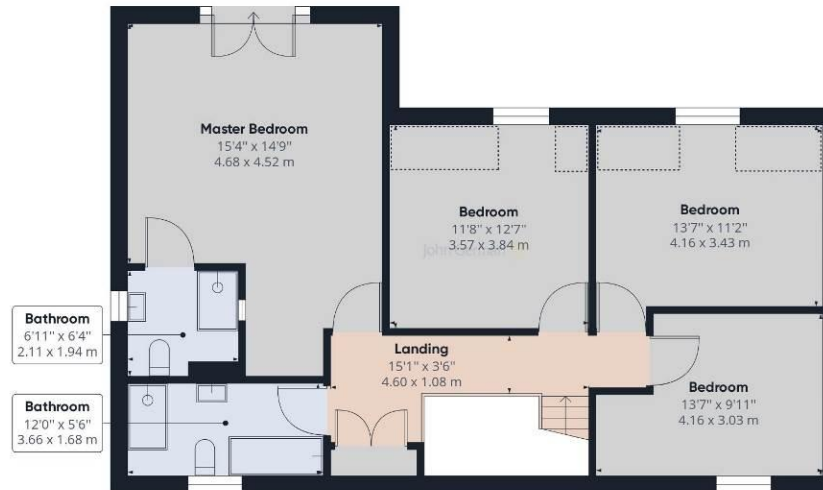
Viewing via John German Ashbourne office 01335 340730.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1726.36 ft²

160.38 m²

Reduced headroom

48.70 ft²

4.52 m²

(1) Excluding balconies and terraces.

 Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



