

Grange Avenue

Hulland Ward, Ashbourne, DE6 3FX



Two-bedroom detached bungalow located in the sought-after area of Hulland Ward. This property offers a fantastic opportunity for those looking to put their own stamp on a home, having the benefit of a single detached garage and a low maintenance garden. Internally, briefly comprises kitchen, dining room, sitting room, principal bedroom with conservatory, a second double bedroom and a bathroom.



Offers in Excess of £200,000

John German

Situated in the desirable area of Hulland Ward, the property benefits from a peaceful cul-de-sac location. The property has easy access to the surrounding countryside on its doorstep, while still being within easy reach of essential amenities. Hulland Ward offers a range of local shops, pubs and schools, with excellent road links. Carsington reservoir is located nearby offering walks and water sports. The property is situated five miles east of the historic market town of Ashbourne. 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.

Walking into the kitchen, there are preparation surfaces with inset stainless steel sink with adjacent drainer and mixer tap over. There are a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, fridge and freestanding oven. Complementary wall mounted cupboards over, boiler and sealed unit double glazed windows in UPVC frames to side with adjacent UPVC door to side and an opening that leads to the:

Dining area, with sealed unit double glazed windows in UPVC frames to front with UPVC door providing access to the side, central heating radiator, built in storage cupboard, and door opening into the:

Sitting room, which has a gas fire, sealed unit double glazed windows in UPVC frames to front and door leading into the inner hallway. There are doors off to the bedrooms, bathroom and a useful built-in cupboard house the hot water tank.

The principle bedroom has useful built-in wardrobes, central heating radiator and wooden sliding door opening into a conservatory. Which has double glazed windows and wooden frames to side and rear, with an aluminium sliding door providing access out onto the rear garden.

The second bedroom has sealed unit double glazed windows in UPVC frames to rear, useful built-in wardrobes and cupboards and a central heating radiator.

Walking into the bathroom, it has a white suite comprising pedestal wash hand basin with hot and cold taps over, low-level WC, bath with electric shower over, central heating radiator, electric extractor fan and sealed unit double glazed opaque window in UPVC frame to side.

Outside to the front of the property is a lawned garden with adjacent tarmac driveway providing ample off street parking for multiple vehicles, which leads to the single detached garage, which has an up and over door power and lighting with sealed unit double glazed windows in UPVC frame to side and wooden door to side. To the rear of the property is a patio seating area and raised rockery and planting area.

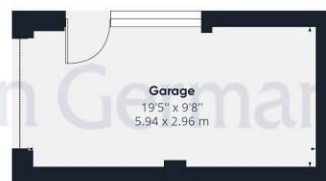
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA14072023

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



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Approximate total area⁽¹⁾
995.37 ft²
92.47 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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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.

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