

Hazel Close

Ashbourne, DE6 1HX



A three-bedroom detached bungalow with an integral garage, situated in a convenient and quiet cul-de-sac location in Ashbourne, close to bus routes and local amenities.

£265,000

John German

Three-bedroom detached bungalow that presents an exciting opportunity for those seeking a property nestled at the end of a quiet cul-de-sac location. This home is positioned for convenient access to nearby bus routes and a range of local amenities. While the property requires some modernisation in parts, it offers a wealth of possibilities for the discerning purchaser.

Internally, briefly comprises storm porch, entrance hallway, guest cloakroom, kitchen, living/dining room, three bedrooms, bathroom and integral garage. Outside to the front the property is a driveway providing ample off-street parking, leading to an integral garage. Outside to the rear is a patio seating area and lawn with well-established herbaceous and planting borders.

The front door opens into a storm porch with double glazed UPVC windows to side and a wooden door opening into the entrance hallway, which has doors off to the kitchen, guest cloakroom, bedrooms, bathroom, lounge/diner and has a loft access hatch.

Moving into the lounge/diner, there is a feature fireplace with tiled hearth with inset gas fireplace and a UPVC double glazed windows to the front and side.

The bathroom has a pedestal wash hand basin, low level WC, bath, separate shower tray with electric shower and a UPVC double glazed window to the side.

In the principal bedroom there is a UPVC double glazed window to the rear, useful built-in wardrobes and an airing cupboard, which houses the hot water tank.

The second double bedroom also has a UPVC double glazed window to the rear and useful built-in wardrobes.

In the single third bedroom there is a UPVC double glazed window to the side.

There is a useful guest cloakroom which has a wash hand basin, low level WC and a double-glazed window to the front.

Moving into the kitchen, there are a range of base and eye level units, rolled edge preparation surfaces, inset stainless steel sink with adjacent drainer and appliance space for a washing machine and a freestanding fridge freezer. Also there is an integrated electric fan assisted oven and a four ring electric hob. A UPVC double glazed window frames views over the garden and a wooden door gives access to the garage.

The garage houses the gas and electric meters, electric circuit board and wa;; mounted Ideal boiler. There is a loft access hatch and a UPVC door providing access to the garden with a UPVC double glazed window to the rear.

Outside, to the front is a garden laid to lawn with a driveway providing off road parking and giving access to the garage. To the rear, the garden is laid mainly to lawn with a patio area.

Please Note: The property has solar panels; these are on a lease which expires 2037 and are not owned outright.

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: JGA/030823

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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