

Ashes Avenue

Hulland Ward, Ashbourne, DE6 3FT



Beautifully presented two-bedroom detached bungalow situated in a quiet location in Hulland Ward.

£260,000



John German 

Beautifully presented two-bedroom detached bungalow situated in a quiet location in Hulland Ward. This property offers a modern interior and internally briefly comprises kitchen, sitting room, a dining room with potential to utilise as a third bedroom, two bedrooms and a bathroom. The property boasts a generous rear garden enjoying stunning countryside views. To the front of the property is large driveway providing ample off-street parking for multiple vehicles and a detached single garage. This home is an excellent opportunity for those seeking comfort and convenience.

The composite front door opens into the reception hallway with doors off to the kitchen, sitting room, dining room/potential third bedroom, bedrooms, bathroom and loft hatch access.

The modern kitchen has quartz preparation surfaces with inset 1 ½ sink and adjacent drainer with mixer tap over with upstand surround. Having a range of cupboards and drawers beneath with integrated double Neff fan assisted oven, grill and microwave, with appliance space and plumbing for a washing machine and freestanding fridge freezer, Neff four point induction hob with extractor canopy over, pull out pantry unit and complimentary wall mounted cupboards over with glow worm boiler. There is a useful separate storage cupboard housing the hot water tank with shelving above, windows to front with uPVC door to side and loft hatch access.

Walking into the sitting room, it has central heating radiators, windows to rear and French doors providing access to the rear garden.

The dining room, which also offers the potential to be used as a third bedroom has a central heating radiator and windows to rear.

The principal bedroom has a central heating radiator and windows to rear.

Moving into the second bedroom, it has a central heating radiator and windows to the front.

The bathroom has a white suite comprising wash hand basin with chrome mixer tap over with vanity base cupboards beneath, low-level WC, bath with mixer tap over and electric shower over.

To the front of the property is a spacious gravel driveway, which provides ample off-street parking for multiple vehicles, with adjacent detached single garage with electric roll-top door, having power and lighting and internal wooden door to rear.

Undoubtedly one of the main selling features of the bungalow is its private, spacious, but easily maintained rear garden, with patio seating area, which gives way to a mainly laid lawn, with further graveled patio seating area and timber shed at the foot of the garden, whilst also enjoying stunning countryside views.

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
www.derbyshiredales.gov.uk

Our Ref: JGA/07092023

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



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
772.19 ft²
71.74 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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