

Greenway

Hulland Ward, Ashbourne, DE6 3FE



Located in a sought-after area of Hulland Ward is this detached bungalow that offers a fantastic opportunity for those looking to put their own stamp on a home, having the benefit of a single detached garage, a low maintenance rear garden and spacious front garden.

NO UPWARD CHAIN

£220,000

John German

This two bedroom detached bungalow requires some modernisation throughout but offers a wealth of potential. The property is sold to the benefit of gas fired central heating and sealed unit double glazed windows in UPVC frames throughout.

Situated in the desirable area of Hulland Ward, 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.

Accessed via a uPVC door into the reception hallway having doors off to the lounge/diner and kitchen.

Moving into the kitchen it has rolled edge preparation surfaces with inset 1 ½ composite sink with adjacent drainer and mixer tap and tiled splash back surrounds. There are a range of cupboards and drawers, appliance space and plumbing for a washing machine and freestanding fridge/freezer. A uPVC door provides access to the side and double glazed windows to the front enjoy countryside views of the surrounding area.

The lounge/diner has an electric fire with marble hearth and a double glazed uPVC window overlooking the rear garden. Door opens into a inner lobby area with loft hatch access and doors off to the bedrooms and bathroom.

The principle bedroom has useful built-in wardrobes and cupboards, similarly the second bedroom also has useful built in cupboards and drawers.

The bathroom has a pedestal wash and basin with chrome mixer tap over, low level WC, bath with mixer tap and electric shower and a concertina shower screen.

Outside - The property is situated on a corner plot having a spacious lawn garden to the front and side with mature herbaceous and planting borders. An adjacent driveway leads to the single detached garage with an up and over door.

To the rear of the property is a low maintenance garden with seating area, timber shed, greenhouse and mature planting borders.

Note: The property is not registered with Land Registry.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

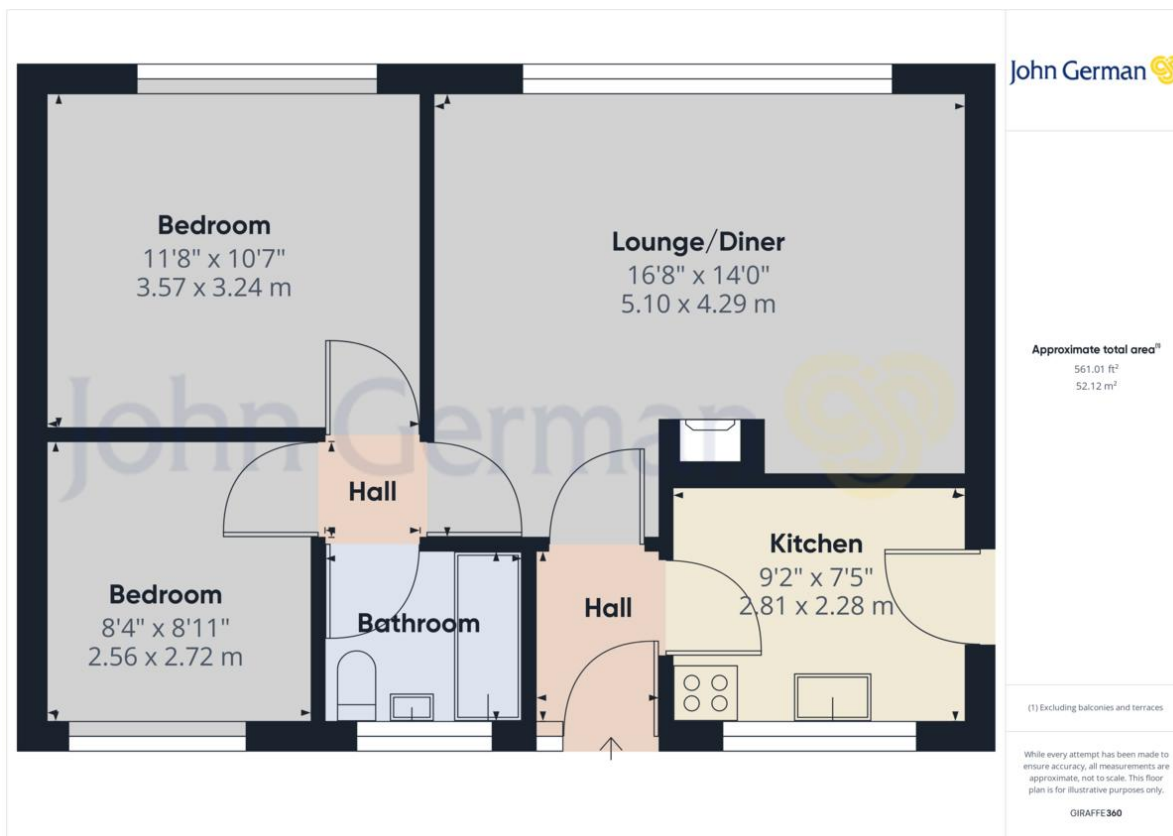
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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