

# The Willows

Hulland Ward, Ashbourne, DE6 3EW

John   
German





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£390,000

Excellent panoramic views of the surrounding countryside is this three bedroom detached bungalow with double integral garage, situated at the end of a sought after cul-de-sac in Hulland Ward.

An inviting three-bedroom detached bungalow situated on a sought-after cul-de-sac in the popular village of Hlland Ward. Extensively refurbished by the current owners, this bungalow offers spacious living areas, three good-sized bedrooms, and a generously proportioned dining kitchen, making it ideal for relaxation or entertaining guests. The stunning panoramic views of the surrounding countryside provide a breathtaking backdrop to everyday living. Situated in the heart of Hlland Ward, the bungalow offers peaceful village living, yet remains conveniently connected to local amenities and transport links. The property is sold with the benefit of gas fired central heating and uPVC double glazing throughout.

Entering the property via the composite door into the reception hallway with wooden doors off to the bedrooms, bathroom and an opening into the dining kitchen. There is also a loft hatch access with pull down ladder, being partially boarded and housing the combi boiler.

The fully tiled bathroom has a white suite comprising wash hand basin with chrome mixer tap and vanity cupboard beneath, low level WC, bath with chrome mixer tap over, double shower unit with chrome mains shower over plus a rainfall shower, and a chrome ladder style heated towel rail.

The bungalow has three good sized bedrooms, with the master bedroom enjoying the stunning outlook and panoramic views of the surrounding countryside. Bedrooms two and three both have useful built in wardrobes.

Moving into the dining kitchen with a modern range of units and contrasting worktops over with an inset 1 ½ composite sink with adjacent drainer and mixer tap. Integrated appliances include a double Neff electric fan assisted oven and grill and a five ring Neff gas hob with CDA extractor hood. There are appliance spaces and plumbing for a dishwasher, washing machine and freestanding fridge freezer. A matching breakfast island has drawers and seating space with a built-in retractable electric socket. Being situated to the rear of the property, the dining kitchen benefits from the stunning panoramic countryside views.

Also benefitting from the views is the sitting room, which has engineered oak flooring with electric fire with uPVC sliding door to the rear garden.

Outside to front of the property is a spacious tarmac driveway providing ample off-street parking for multiple vehicles, which gives way to a laid lawn with mature herbaceous borders. The double integral garage has power, lighting and a remote-control roll-top door.

Undoubtedly, one of the main selling features of the bungalow is the stunning panoramic views, which can be enjoyed in every part of the garden, which has a recently laid patio seating area, a laid lawn with timber fence surround and well established flowering borders.

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

**Property construction:** Standard **Parking:** Off road parking **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

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

**Broadband type:** Ultrafast Fibre

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

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

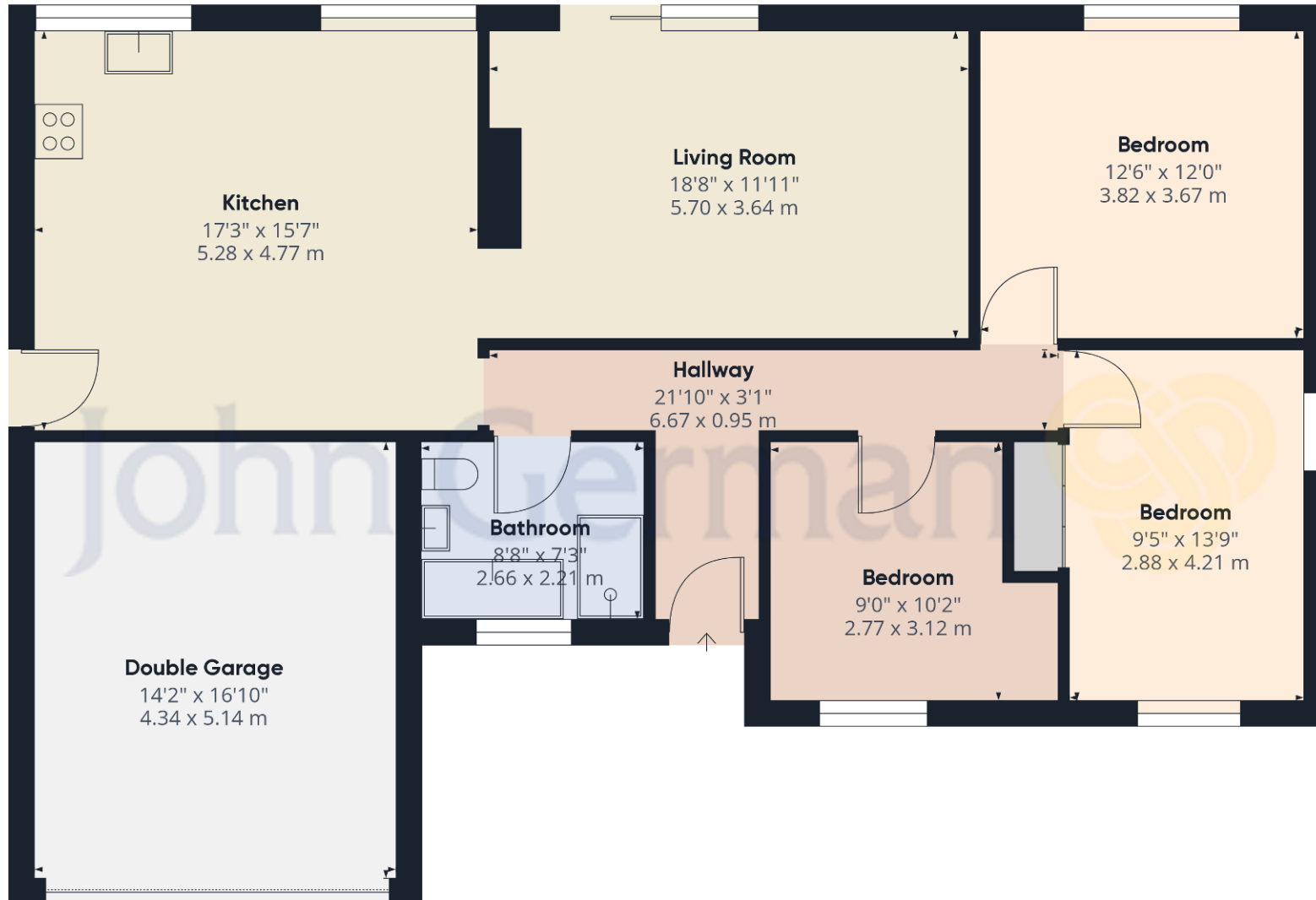
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03052024







Approximate total area<sup>(1)</sup>  
1303.63 ft<sup>2</sup>  
121.11 m<sup>2</sup>

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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