

Elms View

Hulland Ward, Ashbourne, DE6 3GZ

John
German






I Only Have a Kitchen
Because It Came With the House

Elms View

Hulland Ward, Ashbourne, DE6 3GZ

£425,000



Modern four-bedroom detached home in a small, exclusive development in Hulland Ward. Features underfloor heating, high-spec finishes, single garage and off-street parking. Close to Ashbourne, Belper and Derby, with local amenities including shops, pubs and schools nearby.

Situated in a small and exclusive development in the sought-after village of Hlland Ward, this modern four-bedroom detached home offers contemporary living with high-quality finishes throughout. The property boasts underfloor heating on both the ground and first floors, providing a comfortable and efficient home environment. The spacious interior has been designed with modern lifestyles in mind, featuring bright and versatile living spaces. Externally, the property includes a single garage, a driveway providing off-street parking and a well-presented rear garden. Its location provides excellent connectivity to nearby towns such as Ashbourne, Belper, and Derby, making it ideal for both work and leisure. Hlland Ward itself offers a range of amenities, including a village shop, farm shop, schools and welcoming pubs, all within easy reach. This is a fantastic opportunity to secure a high-specification home in a desirable location.

The reception hallway provides an inviting entrance, featuring an oak balustrade staircase leading to the first floor. From here, doors open to the dining kitchen, guest cloakroom, study, and sitting room.

The tile flooring also continues into the guest cloakroom, which is fitted with a wash hand basin featuring a chrome mixer tap, tiled splashback, and a convenient vanity cupboard beneath. The space is completed with a low-level WC and an extractor fan.

The dining kitchen is finished to a high standard, featuring quartz preparation surfaces with an inset 1 ½ stainless steel sink, adjacent drainer and chrome mixer tap, all complemented by a matching upstand surround. A range of base units provides ample storage, incorporating a full height fridge and full height freezer, integrated Bosch dishwasher, double Bosch electric ovens with grills, a Bosch warming drawer, and a four-ring Bosch induction hob with an extractor fan. Additional wall-mounted cupboards offer further storage, alongside separate built-in cupboards with shelving. The kitchen also houses discreet storage for the gas meter and underfloor heating manifold.

The utility room continues the tiled flooring and features quartz preparation surfaces with an inset stainless steel sink, adjacent drainer and chrome mixer tap, complemented by a matching upstand surround. A range of base units includes an integrated washing machine and a separate tumble dryer. The wall-mounted Ideal boiler, electric circuit board and a composite door to the side complete this well-equipped and functional utility room.

Moving into the sitting room, it has aluminium bi-folding doors onto the rear garden. The study is a versatile space that can easily be adapted to suit your needs, whether as a snug or playroom. It enjoys a pleasant outlook over the front of the property and the surrounding countryside.

On the first floor galleried landing, there are doors off to the bedrooms and bathroom.

The ensuite is finished with tiled flooring and features a modern white suite, including a wash hand basin with a chrome mixer tap, tiled splashback and a vanity cupboard beneath. It also includes a low-level WC and a double shower unit fitted with a chrome mains-fed rainfall shower. There is also a chrome ladder-style heated towel rail and electric extractor fan.

The three additional bedrooms are all good-sized doubles. Bedroom two includes fitted wardrobes for added storage, while bedroom three also has fitted wardrobes and houses the underfloor heating manifold.

The bathroom features tiled flooring and a modern white suite, including a wash hand basin with a chrome mixer tap, tiled splashback, and vanity base cupboards beneath. It is equipped with a bath featuring a chrome mixer tap, a low-level WC, and a shower unit with a chrome rainfall shower. Additional features include an electric extractor fan and a chrome ladder-style heated towel rail.

To the side of the property, a tarmac driveway provides off-street parking and leads to a single detached garage equipped with power, lighting and an electric up-and-over door. At the rear, the garden features a patio seating area, which transitions to a lawn bordered by bark-planting beds, and the space is enclosed by a timber fence.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas & underfloor heating to both floors

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

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

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

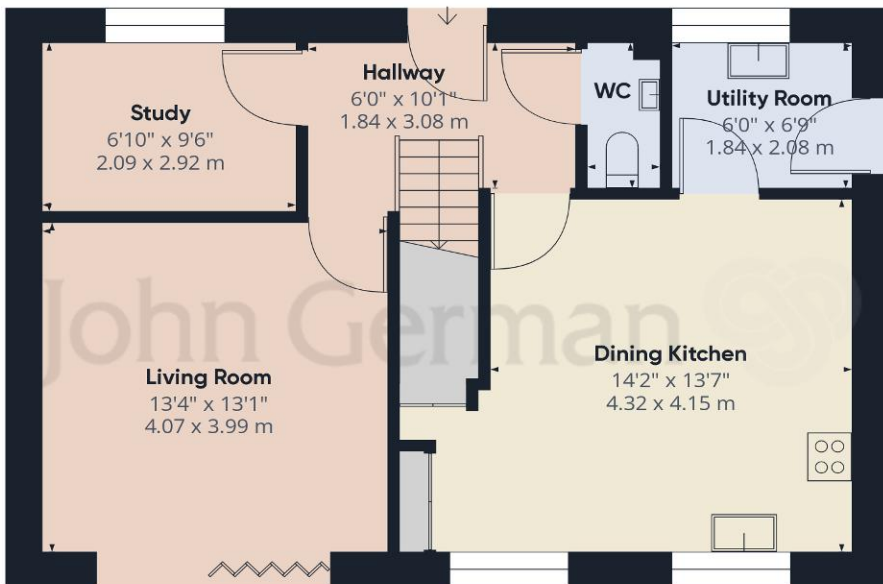
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

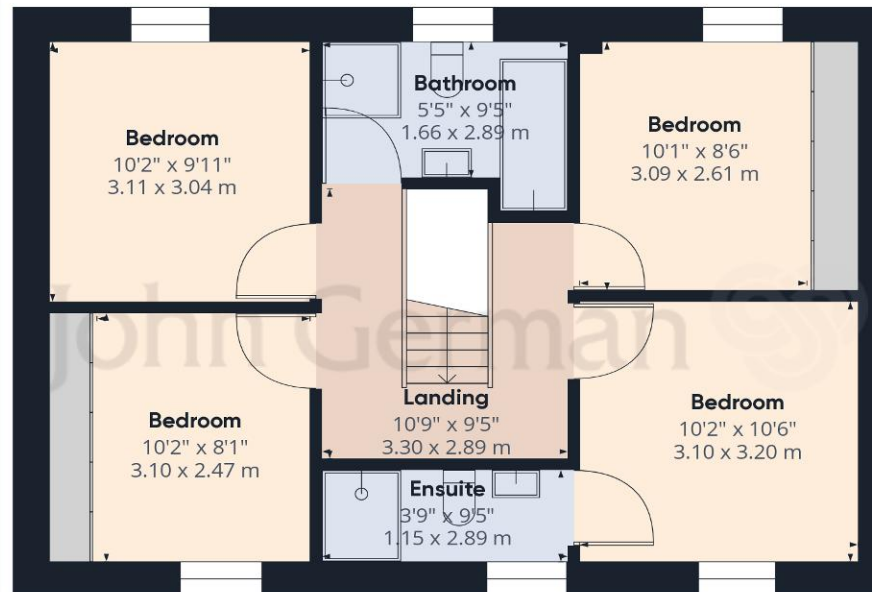
Our Ref: JGA/17122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1390.8 ft²

129.21 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



