

A SUPERIOR DETACHED EXECUTIVE RESIDENCE

**OAKLANDS
HULLAND WARD
DE6 3EA**



PRICE: O/A £650,000

A bespoke and high quality family home in convenient location

DESCRIPTION

An extremely high quality individual detached family home which has been designed, built and finished to a superior standard throughout and thus making it the ideal opportunity for the most discerning of purchasers seeking an executive home of distinction.

Providing extremely spacious and well presented accommodation over three floors the property briefly provides three generous reception rooms, large comprehensively fitted breakfast kitchen and utility room at ground floor level. There are five bedrooms at first floor level, two of which have en suite facilities and also a luxury family bathroom. At second floor level there are two further bedrooms which would equally be utilised as hobby or play rooms or even as a home office.

Outside the property occupies a generous plot with ample car standing and turning space, double garage and spacious south facing garden with lawns and paved patio terrace.

The house is most conveniently situated in a prominent location close to the centre of Hulland Ward, handy for the good range of village facilities (garage and shop, village school, pubs, church etc etc) and is also well placed for ready access to main employment centres including the city of Derby and the market towns of Ashbourne, Belper and Matlock.

An early viewing is highly recommended.

ACCOMMODATION

A partly double glazed entrance door opens into the



Entrance Hallway having a tiled floor, coved ceiling, staircase leading to the first floor. Doors to the cloakroom, sitting room, kitchen and dining room. A further door opens into the double garage.

Cloakroom having a low flush wc, wash hand basin with vanity unit below, tiled splash back. Side aspect upvc double glazed window.



Sitting Room 8.1m x 4.3m [26'6" x 14'2"] having a feature fireplace with pine surround and marble hearth with inset

coal effect gas fire. Coved ceiling, rear aspect upvc double glazed window overlooking the rear garden and far reaching views of the countryside beyond. There are upvc double glazed French doors opening to the patio and a door leads to

Office/Playroom 2.59m x 2.75m [8'6" x 9'] with side aspect upvc double glazed window.



Dining Room 3.48m x 2.84m [11'5" x 9'4"] with front aspect upvc double glazed window and coved ceiling.



Breakfast Kitchen 6.46m x 4.98m [21'2" x 16'4"] at the widest point and 2.79m [9'2"] minimum. Comprising a range of wall and base units and drawers, Rangemaster with electric double oven and grill, five ring gas hob and hotplate. Integrated Bosh dishwasher, granite work surfaces with inset one and half bowl sink unit, circular island with cupboard below. Stainless steel Rangemaster extractor hood and breakfast bar area. Front and rear aspect upvc double glazed windows. Recessed spotlighting and tiled floor. A partly glazed door opens into

Utility Room 4.9m x 1.62m [16'1" x 5'4"] having a continuation of the tiled flooring along with matching wall and base kitchen units one of which provides hanging space. Work surface with inset stainless steel sink and drainer unit, plumbing for a washing machine and space for two appliances. Tiled splash back. Rear aspect upvc double glazed window and upvc double glazed rear entrance door. There is an inbuilt cupboard with fitted shelving and coat hooks. A further door leads to a second cloakroom with low flush wc, wash hand basin with vanity unit below, tiled splash back, extractor and tiled flooring.

First floor Landing with coved ceiling, inbuilt cupboard with slatted shelving and staircase leading to the second floor.

Master Bedroom 6.53m x 3.95m [21'5" x 13'] overall measurements incorporating a Dressing Room Area. The main bedroom has rear and side aspect upvc double glazed windows taking full advantage of the far reaching views over the open countryside to the rear. There are two double built-in wardrobes and bedside drawers. Radiator. An archway opens into the



Dressing Room being fitted with matching five-door wardrobe comprising hanging and shelving space along with dressing table having drawers below. A further door opens into



EnSuite Shower Room comprising a double shower cubicle with mains control shower, low flush wc, wash hand basin with vanity unit below. Partially tiled walls, tiled floor, heated towel rail. Recessed spot lighting and side aspect upvc double glazed window.



Bedroom Two 4.02m [13'2"] maximum x 3.72m [12'2"] measured to the wardrobes. Side aspect upvc double glazed windows, radiator and fitted triple wardrobe providing hanging and shelving space. Dressing table with drawers to either side. Door to



EnSuite Shower Room comprising shower cubicle with mains control shower, low flush wc, wash hand basin with vanity unit below, heated towel rail. Partially tiled walls, tiled floor, recessed spot lighting and side aspect upvc double glazed window.



Bedroom Three 5.06m x 2.68m [16'7" x 8'9"] with front aspect upvc double glazed window and radiator.

Bedroom Four 5.74m x 2.79m [18'10" x 9'2"] with front aspect upvc double glazed dormer window and rear aspect Velux window again overlooking the open countryside to the rear. Fitted double wardrobe and drawers along with desk with cupboards to either side. Recessed spot lighting and radiator.

Bedroom Five 2.68m x 2.68m [8'9" x 8'9"] with rear aspect upvc double glazed window and radiator.



Family Bathroom comprising a jacuzzi bath with tiled surround, corner shower cubicle with mains control shower and body jets, low flush wc, wash hand basin with vanity unit below along with wall cupboard incorporating a mirror and downlighters. Partially tiled walls, recessed spot lighting, tiled flooring, heated towel rail and rear aspect upvc double glazed window.

Second Floor Landing with Velux window and doors to Bedroom Six and Bedroom Seven



5.22m x 4.76m [17'2" x 15'8"] with restricted head room, currently used as a games room with recessed spot lighting, three rear aspect Velux windows and two radiators.

3.8m x 2.37m [12'6" x 7'9"] with access to the roof space, Velux window and radiator.



OUTSIDE

The property is approached over a tarmac driveway providing ample car parking and access to the double garage. There is access to both sides of the property leading to the rear garden with extensive paved patio immediately to the rear along with a good sized, level lawn backing on to fields and enjoying far reaching views over the surrounding countryside.,

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band G

EPC RATING C.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in an easterly direction along the main A517 Belper Road. After approximately 5 miles and upon entering the village of Hlland Ward proceed towards the centre of the village and after passing the garage and petrol station on the right hand side of the road the property will be found shortly after also on the right.



Ref: FTA2237



Total area: approx. 286.2 sq. metres (3080.4 sq. feet)
Oaklands, Main Road, Hlland Ward, Derbyshire, DE6 3EA

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.