

**A MODERNISED THREE BEDROOM DETACHED BUNGALOW OFFERING
GENEROUS ACCOMMODATION**

**6 THE WILLOWS
HULLAND WARD
DE6 3EW**



PRICE: O/A £257,500

Considered ideal for family occupation, professional couples or
those looking towards retirement

NO UPWARD CHAIN

DESCRIPTION

A generously proportioned three bedroom detached bungalow offering modernised accommodation considered ideal for family occupation, professional couples or those looking towards retirement.

The property has gas central heating, upvc double glazing and the accommodation briefly comprises entrance hall, dining kitchen, sitting room, conservatory, three bedrooms and a family bathroom. Standing behind a fore garden and double driveway leading to the garage along with good sized enclosed rear garden.

Occupying a popular cul-de-sac position conveniently located for the village facilities. Hulland Ward is close to Carsington Water and has two public houses, a primary school, shop as well as a garage/filling station.

ACCOMMODATION

A upvc double glazed front entrance door opens into a

'T' shaped Entrance Hallway with radiator and access to the roof space. There is an inbuilt storage cupboard with shelving and doors lead to the dining kitchen, sitting room, bathroom and bedrooms.

Dining Kitchen 5.24m x 4.72m [17'2" x 15'6"] comprising a modern range of wall and base kitchen units and drawers with integrated Hotpoint electric double oven, Whirlpool five-ring gas hob with Hotpoint stainless steel extractor over. Work surface with inset one and a half bowl stainless steel sink and drainer unit, space and plumbing for washing machine and further space for appliances. There is ceiling spot lighting, radiator, tiled flooring, rear aspect upvc double glazed window and upvc double glazed French doors opening on to the rear garden.



Sitting Room 5.57m maximum x 3.65m [18'3" maximum x 12'] having a coved ceiling, radiator, feature fireplace with wooden surround, marble hearth and inset electric fire. Upvc double glazed French doors open into the



Conservatory 3.24m x 3.16m [10'7" x 10'5"] having tiled flooring, radiator, upvc double glazed windows and French doors opening on to the rear garden.



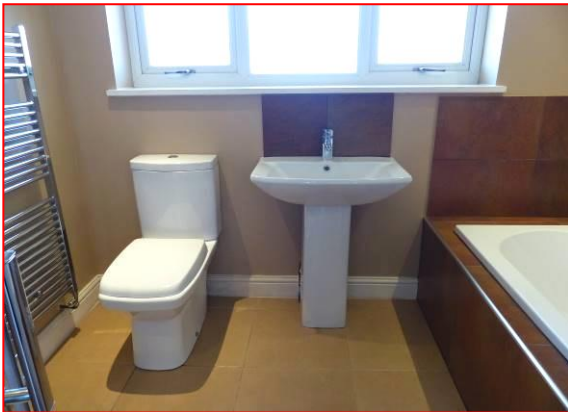
Bedroom One 3.81m x 3.63m [12'6" x 11'11"] having a upvc double glazed window and radiator.



Bedroom Two 4.16m x 2.72m [13'8" x 8'11"] having a upvc double glazed window, radiator and inbuilt double wardrobe providing hanging and shelving space.

Bedroom Three 2.74m x 3.07m [9' x 10'1"] with front aspect upvc double glazed window, radiator and inbuilt double wardrobe.

Family Bathroom providing a modern four-piece white suite comprising bath with tiled surround, pedestal wash hand basin, low flush wc and corner shower cubicle with mains control shower. There is ceiling spotlighting, front aspect upvc double glazed window, heated towel rail and tiled flooring.



OUTSIDE

The property stands behind a lawned fore garden and double tarmac driveway providing parking and access to the

Garage 5.02m x 4.26m [16'5" x 14'] with up and over door, light, power, side aspect upvc double glazed window and pedestrian door to the side of the property.

A pathway leads to the enclosed rear garden which is of a generous size, with gravelled seating area, lawn and well stocked borders.

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 D.

EPC RATING D.



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 A517 Belper Road. Continue out of town and proceed for about 6 miles to the village of Hulland Ward. At the centre of the village turn left into Firs Avenue and then first right into The Willows. Proceed along and the bungalow will be found on the right hand side marked by our for sale board.

Ref: FTA2258



TOTAL APPROX. FLOOR AREA 1400 SQ.FT. (130.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.