

**A THREE BEDROOM DETACHED BUNGALOW STANDING ON A GOOD
SIZED PLOT WITH VIEWS OVER THE ROOFTOPS**

**15 FIRS AVENUE
HULLAND WARD
DE6 3FS**



PRICE: O/A £240,000

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

DESCRIPTION

Standing on a good sized plot is this three bedroom detached bungalow occupying a pleasant position with views over the rooftops of the surrounding countryside.

The property has gas central heating, upvc double glazing and the accommodation briefly comprises fitted kitchen, sitting room, three bedrooms and shower room. Standing behind a fore garden and driveway providing ample parking in turn leading to the single garage. There is a generous sized enclosed rear garden providing a good degree of privacy.

Occupying a popular residential area 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 the

Kitchen 20'7" x 7' 4" (6.33m x 2.27m) Comprising a range of wall and base units and drawers with integrated Electrolux electric double oven and four ring gas hob with extractor hood above. Worksurface with inset stainless steel sink and drainer unit and tiled splash backs. There is a wall mounted Ideal gas central heating boiler, plumbing and space for a washing machine, further appliance space, two radiators, tiled flooring, upvc double glazed windows to the front and side and upvc double glazed side entrance door. A door leads to the



Inner Hall with inbuilt cupboard, radiator and doors to the sitting room, shower room and bedrooms.

Sitting Room 17' x 13' 4" (5.19m x 4.09m) Having a feature brick fireplace with tiled hearth and inset electric stove. There is a radiator, laminate flooring and front aspect upvc double glazed picture window with views over the surrounding countryside.

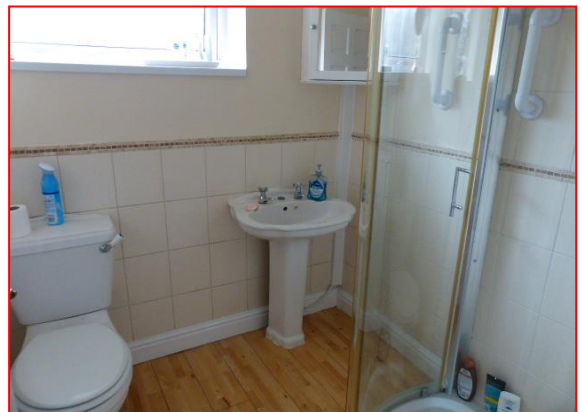
Bedroom One 11'8" x 9' 5" (3.60m x 2.90m) With rear aspect upvc double glazed window and radiator.



Bedroom Two 12' x 9' 1" (3.67m x 2.79m) Having laminate flooring, radiator and upvc double glazed patio doors opening onto the rear garden.

Bedroom Three 11'9" x 8'4" (3.63m x 2.59m)
Overall measurements. With side aspect upvc double glazed window and radiator.

Shower Room Comprising a corner shower cubicle with mains control shower, low flush w.c, wash hand basin, partially tiled walls, side aspect upvc double glazed window and heated towel rail.



OUTSIDE

To the front of the property there is a lawn along with driveway providing ample parking and access to the single garage with up and over door, light and power.

There is a pathway to the side of the property leading to the rear garden. There is an extensive paved patio immediately to the rear with a few steps up to a generous sized lawn. The garden offers a good degree of privacy and pleasant views. There is also scope to extend the property to the side or rear, subject to the necessary planning permissions.



DIRECTIONS

From Ashbourne town centre leave in an easterly direction along the A517 Ashbourne to Belper road. Continue for approximately 5 miles to the village of Hlland Ward and in the centre of the village turn left into Firs Avenue. Proceed down and the property will be found on the right hand side identified by our For Sale board.

Ref: FTA2268



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.

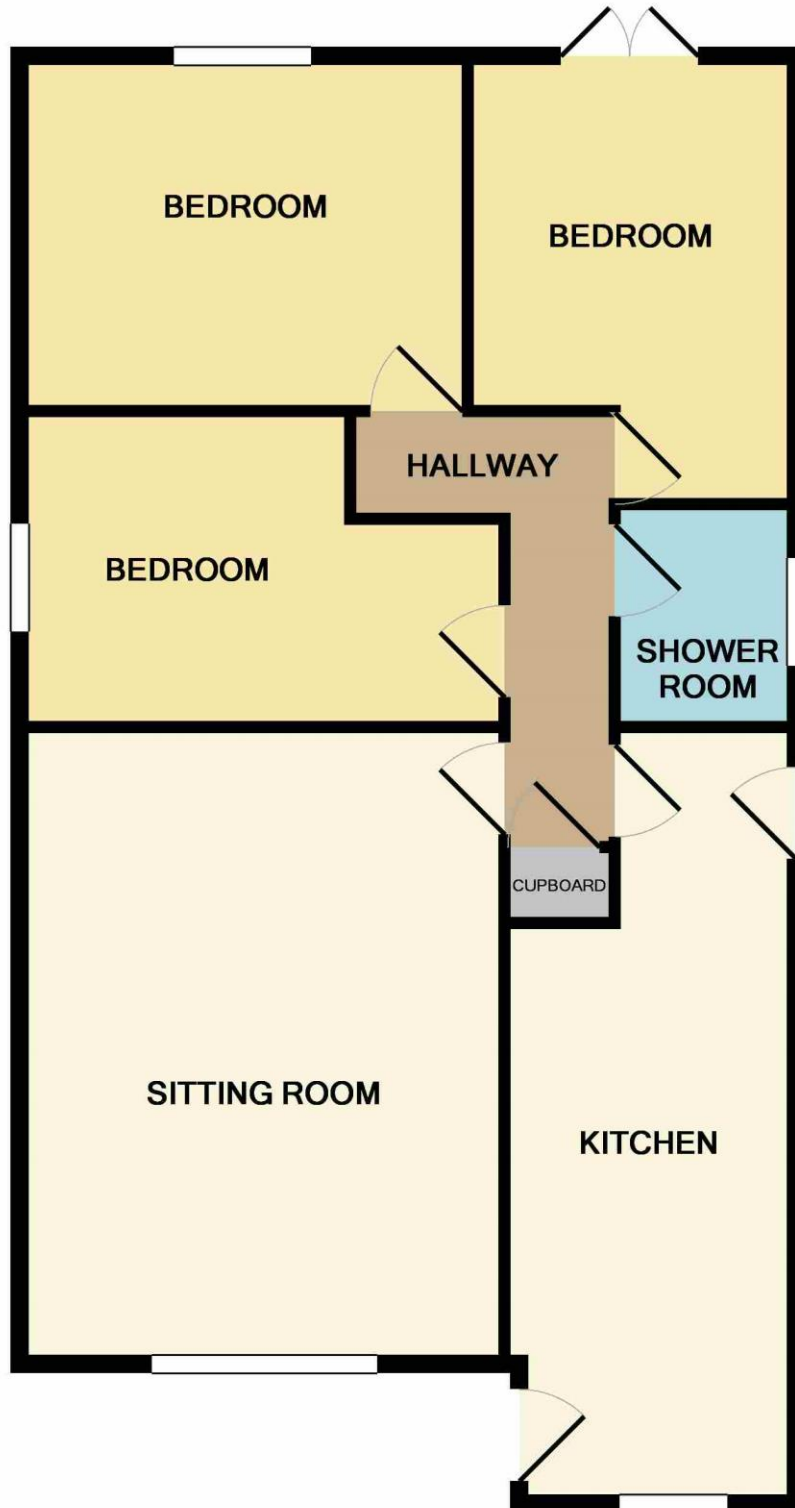
COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING D

VIEWING

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



TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 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.