

A VALUE FOR MONEY DETACHED BUNGALOW

**3 EATON CLOSE
HULLAND WARD
ASHBOURNE
DE6 3EX**



PRICE: O/A £190,000

An easily managed and most pleasantly appointed two bedroom home

DESCRIPTION

Considered ideal for occupation by the professional or retired couple this recently refurbished bungalow property occupies a pleasant and quiet cul de sac location in a very popular residential location conveniently placed for ready access not only to the village facilities but also employment centres including Derby, Ashbourne and Belper.

Benefitting from gas fired central heating and sealed unit double glazing throughout the property is well worth an early internal inspection.

ACCOMMODATION

A sealed unit double glazed upvc side entrance door leads to

Reception Hall approximately 6' x 4' (1.83m x 1.21m)

Sitting Room 18'2" x 10'7" (5.54m x 3.22m) having upvc sealed unit double glazed window to the front, double panel central heating radiator, three wall light points and wall mounted feature electric fire.



Re-Fitted Kitchen 10'9" x 6'10" (3.28m x 2.08m) having a good range of contemporary units providing base cupboards and wall cupboards with ample work surfaces having fitted single drainer stainless steel sink unit and with appliance space under. Electric cooker point, sealed unit double glazed window. The kitchen houses the wall mounted gas fired boiler for domestic hot water and central heating.



Inner Hallway

Bedroom One (front double) 12' x 8'10" (3.66m x 2.69m). Having sealed unit double glazed window, central heating radiator.



Bedroom Two 8'8" x 7'10" (2.64m x 2.39m) with sealed unit double glazed window and single panel central heating radiator.

Bathroom having partially tiled walls and three piece suite in white comprising panelled bath, pedestal wash hand basin and low flush wc. Fitted over bath electric shower, sealed unit double glazed window, single panel central heating radiator.



OUTSIDE

The property occupies a most pleasant, quiet yet convenient cul de sac location and stands behind a primarily lawned front garden. A flanking long driveway provides ample car standing space and leads to a detached garage.

To the rear of the bungalow is a pleasant, private and good sized lawned garden area.



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 band D

VIEWING

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

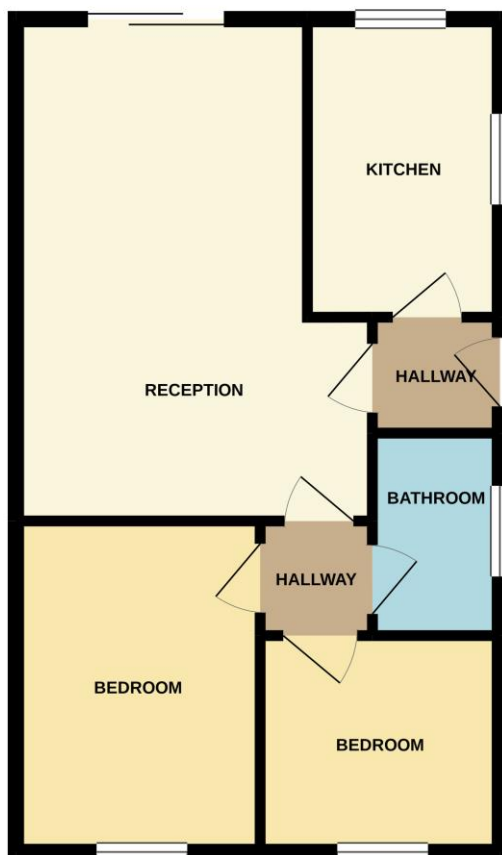
DIRECTIONS

From Ashbourne town centre leave in an easterly direction along the A515 Ashbourne to Belper road. Travel for approximately 5 miles and upon entering the village of Hulland Ward turn left onto Firs Avenue. Turn first left again into Wheeldon Way and Eaton Close will be found towards the end also on the left hand side.



Ref: FTA2320

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.