

DELIGHTFULLY SITUATED DETACHED BUNGALOW

**16 ASHES AVENUE
HULLAND WARD
ASHBOURNE
DE6 3FT**



PRICE: O/A £195,000

Offering tremendous scope and potential for alteration and extension

DESCRIPTION

Occupying a very good sized plot which backs onto open fields and which enjoys extensive countryside views beyond this detached two bedroom bungalow property offers good value for money gas centrally heated and sealed unit double glazed accommodation. Considered ideal for occupation by the professional or retired couple the property now provides an excellent opportunity for alteration and improvement of the existing accommodation as well as having plenty of space for further extension.

Briefly providing entrance hall, sitting room, kitchen, two bedrooms and shower room the property has gardens to front and rear and an attached garage.

Early viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit double glazed and panelled front door leads to

Entrance Vestibule with single panel central heating radiator, corniced ceiling and telephone point. Door off to kitchen.



Rear Sitting Room 15'10" x 11'3" (4.83m x 3.43m) having feature polished marble fireplace with matching hearth, natural stone fire surround, hardwood mantel and fitted decorative fuel effect gas fire. Wide upvc sealed unit double glazed window to the rear overlooking the rear garden and enjoying extensive countryside views. Double panel central heating radiator, single panel central heating radiator.



Kitchen 9' x 7'4" (2.74m x 2.23m) being fitted with a good range of base cupboards and wall cupboards with ample round edge work surfaces having inset single drainer stainless steel sink unit with mixer tap. Appliance space beneath with plumbing for washing

machine. Gas cooker point and wall mounted gas fired Baxi combination boiler for domestic hot water and central heating. Tiled splashbacks, two in built shelved cupboards. Corniced ceiling.

Inner Lobby with loft access hatch



Bedroom One (rear) 11' x 10' (3.35m x 3.05m) with single panel central heating radiator and sealed unit double glazed window again with extensive countryside views.



Bedroom Two (front) 8'7" x 7' (2.61m x 2.13m) with upvc sealed unit double glazed window, single panel central heating radiator, corniced ceiling.



Shower Room having contemporary fittings in white comprising quadrant shower unit with fully tiled walls, sliding glazed shower screen doors and Gainsborough electric shower control. Pedestal wash hand basin, low flush wc, part tiled walls, upvc sealed unit double glazed window. Single panel central heating radiator.

OUTSIDE

The property occupies a generously proportioned plot and stands behind a primarily lawned front garden set

with shrubs and bushes. A flanking tarmac driveway provides useful car standing space and in turn lead to the attached brick built **Garage** 23'5" x 8'1" (7.14m x 2.46m) with electric light and power supply connected and pedestrian access door to the rear garden.



To the other side of the bungalow there is a pedestrian side access which leads to a generously proportioned primarily lawned garden which adjoins and overlooks agricultural land and again has far reaching countryside views.



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.

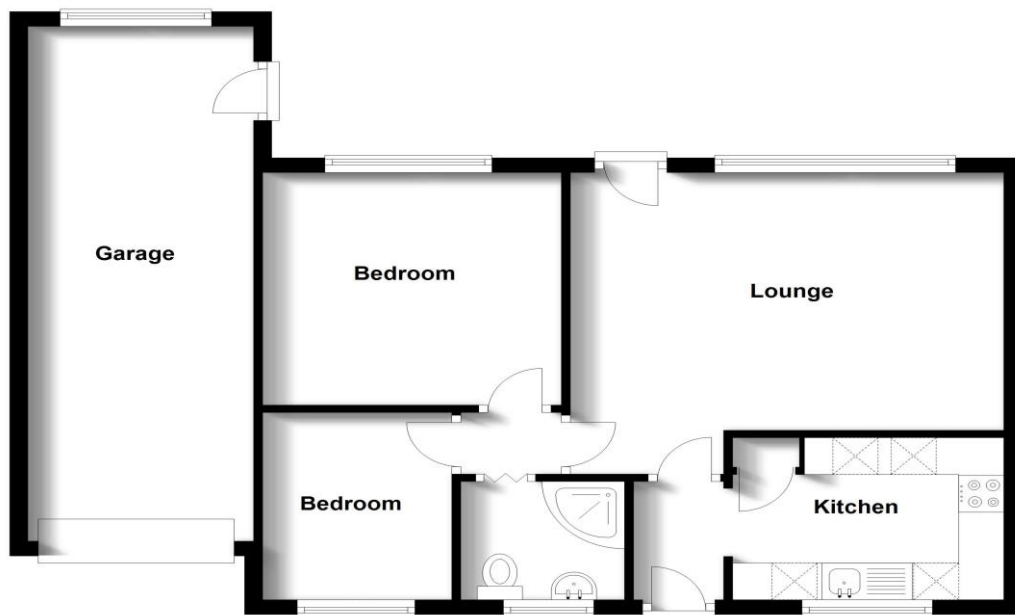
DIRECTIONS

From Ashbourne town centre leave in a easterly direction along the A517 Ashbourne to Belper road. After approximately 5 miles enter the village of Hlland Ward and in the centre of the village turn left into Wheeldon Way, continue to the end and follow the road round to the right into Ashes Avenue and No. 16 will be found on the left hand side.

Ref: FTA2337

Ground Floor

Approx. 65.7 sq. metres



Total area: approx. 65.7 sq. metres

16 Ashes Avenue, Hulland Ward, Ashbourne, Derbyshire, DE6 3FT

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.