

**A SUPERBLY UPGRADED AND APPOINTED THREE BEDROOMED
BUNGALOW**

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



PRICE: OIRO £295,000

A beautifully presented and conveniently located bungalow property ideal for family occupation but equally suited to retirement living.

NO UPWARD CHAIN

DESCRIPTION

Having recently undergone a very extensive refurbishment programme this spacious detached bungalow property which occupies a large corner plot in a convenient location now offers very well proportioned accommodation which is beautifully presented throughout. The gas centrally heated and sealed unit double glazed property has a beautiful open plan living kitchen, a most comfortable sitting room, three generous bedrooms and a fantastic contemporary bathroom with bath and shower. Outside there is ample car standing space, garage, car port and landscaped rear garden.

Early internal viewing is essential.

ACCOMMODATION

A upvc sealed unit etched and leaded, double glazed front door leads to

Entrance Hall with inner hall off and being open plan to



Comprehensively Refitted Living Kitchen 17' x 14'9" [5.18m x 4.49m] with a superb range of contemporary units providing base cupboards, wall cupboard and drawer banks, large double opening shelved larder cupboard, ample work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, integrated appliances including dishwasher, refrigerator and freezer, washing machine and double oven set into oven housing with cupboards above and below. Inset four burner electric hob with glazed splash back and brushed stainless steel cooker hood. Inset ceiling spot lights, upvc sealed unit double glazed window and double opening French doors to the rear garden. Single panel central heating radiator and door to the exterior side.



Sitting Room 16' x 11'3" [4.88m x 3.43m] with curved upvc sealed unit double glazed window, double panel central heating radiator and feature recessed fireplace with slate hearth and heavy oak mantel shelf.

Inner Hallway with central heating radiator and inbuilt broom cupboard.



Bedroom One 12'4" x 11'3" [3.76m x 3.43m] with upvc sealed unit double glazed window to the rear garden, single panel central heating radiator.

Bedroom Two 14' x 10'10" [4.27m x 3.3m] maximum enjoying extensive views over the rooftops to the rolling countryside beyond.

Bedroom Three 11'1" x 10'6" [3.38m x 3.2m] with upvc sealed unit double glazed window to the front again enjoying extensive open aspect. Single panel central heating radiator.



Bathroom being of spacious proportions and again having been comprehensively refitted featuring a contemporary three piece suite in white comprising panelled bath, wash hand basin set into vanity unit

with double opening cupboard beneath, low flush wc and large shower cubicle with sliding glazed shower screen door, full height ceramic tiling and mains shower control. Ceramic tiled floor, large towel rail radiator, sealed unit double glazed window.

OUTSIDE

The property occupies a spacious corner plot and stands behind a wide primarily tarmacadam forecourt with quadrant steps leading to the front door. there is ample car standing space and a

Large Semi-Integral Garage 17' x 13'9" [5.18m x 4.19m] with up and over door and electric light and power connected. The garage houses the gas, electricity and water meters and there is also a loft access hatch. Pedestrian side access door.



To the other side of the bungalow the tarmacadam driveway extends into a side lean-to car port with double glazed window and pedestrian door to the rear. A gated side pedestrian access leads to the rear where there is a good sized garden featuring extensive raised lawn, paved patio terrace and gravelled area. Raised planted bed with natural stone walling.

SERVICES

It is understood that all mains services are connected.

EPC RATING band C



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.

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 Ashbourne to Belper road. Proceed to the village of Hlland Ward and in the centre of the village turn left into Firs Avenue. Turn immediately right into The Willows and the property will be noted immediately on the righthand side.

Ref: FTA2354

Ground Floor

Approx. 117.9 sq. metres



Total area: approx. 117.9 sq. metres

2 The Willows , Hulland Ward, Ashbourne, Derbyshire, DE6 3EW

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.