

**A DETACHED THREE BEDROOMED BUNGALOW ON SPACIOUS PLOT**

**5 GREENWAY  
HULLAND WARD  
DE6 3FE**



**PRICE:  
O/A £210,000**

**A value for money bungalow property offering tremendous scope  
and potential for modification to a new purchasers taste**

## DESCRIPTION

Offering a slightly elevated position and consequently enjoying far reaching countryside views this detached, three-bedroomed bungalow property now offers considerable scope and potential for further alteration or improvement to a new owner's particular taste.

Benefiting from sealed unit double glazing and gas fired central heating throughout the well proportioned accommodation is considered ideal for occupation by the young family or a couple looking towards retirement. The village of Hlland has a good range of local facilities including village shop, two pubs and a well regarded primary school. It is also well placed for ready access to Ashbourne and Belper as well as Matlock and the City of Derby.

A particular feature of this property is the very good sized plot with pleasant front garden, useful garage and a large rear garden which enjoys a high degree of privacy as it adjoins the school playing field.

An early appointment to view is highly recommended.

## ACCOMMODATION

An aluminium framed sealed unit double glazed front door leads to

**Reception Hall** 9' (2.74m) maximum measured to the rear of the cupboards x 6'9" (2.06m) with upvc sealed unit double glazed window to the front, single panel central heating radiator, large in built double opening cloaks and shoe cupboard with twin sliding doors and fitted shelves and hanging rail.



**Front Sitting Room** 17' x 12' (5.18m x 3.66m) with wide tall upvc sealed unit double glazed picture window to the front enjoying stunning open countryside views towards Blackwall and beyond. Single panel central heating radiator, two wall light points, corniced ceiling. Shelved recess, wall mounted gas fire incorporating back boiler for domestic hot water and central heating. Door off to inner hallway.

**Kitchen** 13'6" x 7'5" maximum (4.11m x 2.26m) having connecting door to the entrance hall, single panel central heating radiator and upvc sealed unit double glazed window to the side with upvc double glazed door to the exterior. Fitted single drainer stainless steel sink unit with double base cupboard beneath and flanking work surfaces having appliance space under with plumbing for automatic washing

machine. Range of five oak wall cupboards, fitted shelf and single panel central heating radiator. Electric cooker point.

**Inner Hallway** with single panel central heating radiator and in built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.



**Bedroom One** (rear) 12' x 9'5" (3.66m x 2.87m) with upvc sealed unit double glazed window overlooking the extensive rear garden, single panel central heating radiator and in built double opening wardrobe with hanging rail and shelves.



**Bedroom Two** (rear) 12' x 9' maximum (3.66m x 2.74m) with upvc sealed unit double glazed window again overlooking the rear garden and single panel central heating radiator. In built double opening wardrobe cupboard with hanging rail and double opening cupboard over.



**Bedroom Three** (side ¾) 12' x 8'6" maximum (3.66 x 2.59m) with upvc sealed unit double glazed window and single panel central heating radiator.



**Bathroom** this has been adapted to accommodate the needs of an elderly person and now features a three piece suite in avocado green comprising low flush wc, pedestal wash hand basin and an easy access sitting bath with mixer tap and shower handset. The bathroom has partially tiled walls, upvc sealed unit double glazed window and chrome towel rail radiator.



### OUTSIDE

The property occupies a generous plot and stands well back from the road behind a primarily lawned front garden set with evergreen shrubs and bushes. A flanking tarmac driveway leads to the brick built garage with electric automatic up and over door, light and power supply and half glazed pedestrian access door to the rear. There is also a side pedestrian access door.

The garage measures approximately 16'6" x 8' (5.03m x 2.44) has cold water tap and houses the gas and electricity meters as well as the electricity consumer unit.

A gated pedestrian access extends along the other side of the bungalow and leads to the extensive rear garden which has shaped paved patio terrace, elevated lawn and gravelled area beyond. There are well stocked evergreen shrub and flower beds and borders with mature beech hedge. The garden is fully enclosed and enjoys a very high degree of privacy. There is a timber garden shed and a further paved side garden area to the rear of the garage providing useful storage 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 E

### VIEWING

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

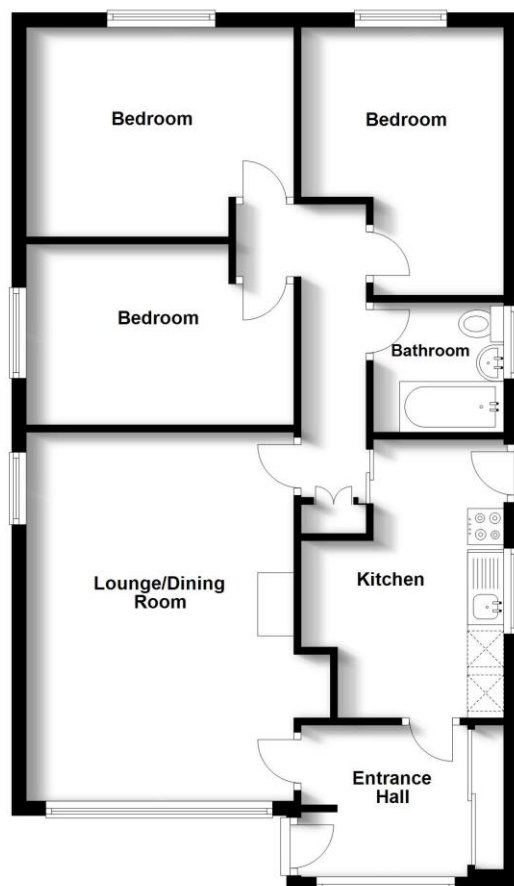
### DIRECTIONS

From Ashbourne town centre leave in an easterly direction along the main A517 Belper Road. Proceed to the village of Hlland Ward and at the centre of the village turn left into Firs Avenue. Continue towards the bottom and then bear right into Greenway where the property will be noted on the righthand side.

Ref: FTA2368

### Ground Floor

Approx. 73.5 sq. metres



Total area: approx. 73.5 sq. metres

**5 Greenway, Hulland Ward, Derbyshire, DE6 3FE**

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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.