



**15 ELMS VIEW, HULLAND WARD
ASHBOURNE, DE6 3GZ**

PRICE: Offers around £430,000

DESCRIPTION

An excellent family home, which being less than 4 years old, provides high quality and flexible accommodation, appointed to a very high standard throughout and presented for the market in immaculate order.

The property has gas fired underfloor heating throughout, is fully double glazed and briefly affords a spacious reception hall with guest cloak/wc, sitting room, study or snug, comprehensively fitted dining kitchen with integrated appliances, utility/boiler room, and at first floor level 4 bedrooms (1 with en suite shower) and family bathroom.

Pleasant gardens. Detached garage.

Being situated on a small, exclusive, residential development of similar quality homes on the edge of Hulland Ward, not only does the property enjoy countryside views to the front, but is also well placed for the facilities of the village and ready access to Ashbourne, Derby, Belper, Matlock and other employment centres.

ACCOMMODATION

Quality composite front door, which is sheltered by a tiled canopy porch leads to south ending spacious reception hall 3.57m x 2.09m (11'8" x 6'10") having ceramic tiled floor and inset ceiling spotlights, oak and glazed staircase off to first floor level.

Guest Cloakroom having fitments in white, comprising low flush WC, contemporary wash hand basin set into vanity unit with double opening cupboard beneath and tiled splash back. Ceramic tiled floor.

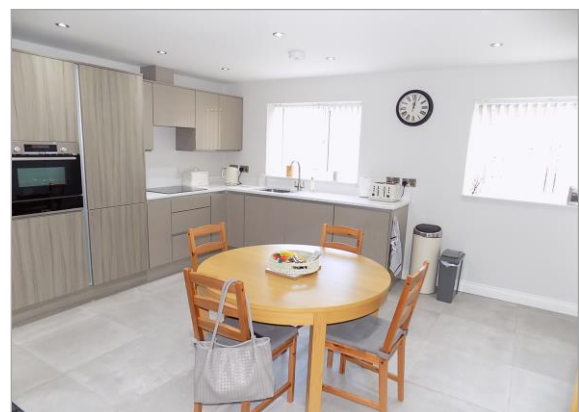
Sitting Room 4.05m x 3.97m (13'4" x 13') having inset ceiling spotlights and small double glazed bi-fold doors leading to the rear garden.

Study/Small Sitting Room approx. 3m x 2.9m (9'10" x 9'6") having UPVC sealed double glazed window which enjoys open countryside views.

Superb comprehensively fitted living kitchen 5.22m max x 4.31m (17'2" max x 14'2"). Delightfully proportioned room which is comprehensively fitted with an excellent range of quality contemporary kitchen units providing base cupboards, wall cupboards and drawer bank, polished white marble work surfaces. Having one and a half bowl stainless steel sink unit with pillar mixer tap. Matching splashback up stems and windowsills. There is an integrated dishwasher, oven housings with integrated Bosch electric oven and warming drawer and Bosch combination microwave grill. Both units of cupboards above and below flanking full refrigerator and similar freezer. Bosch ceramic induction hob with extractor hood over. There is a full height double opening fitted broom/cloaks cupboard and flanking shelved shoe cupboard with further indoor double opening shelves storage cupboard. 2 new UPVC sealed unit double glazed windows and door to

Utility Room 2.065m x 1.83m having ceramic tiled floor, UPVC sealed unit window and door to the exterior side. There is a wall mounted gas fired central heating boiler and fitted marble worktop with inset stainless steel sink unit and mixer tap. Double opening base cupboard beneath and flanking appliance space with integrated automatic washing machine and dryer.

Staircase to first floor galleried landing in oak and glazed balustrade and inset ceiling spotlights.



Master Bedroom Suite comprising rear double bedroom 3.2m x 3.07m (10'6" x 10'1") having UPVC sealed unit double glazed window overlooking the rear garden and inset ceiling spotlights.

Ensuite Shower Room having quality 3 piece suite in white, comprising enclosed shower cubicle with glazed screen, main shower control and rain water head. Wash hand basin set into vanity unit with cupboard beneath and low flush wc. Towel rail radiator.

Bedroom Two 3.2m x 3.1m (10'6" x 10'3") front double UPVC sealed unit double glazed window, having far reaching views and a range of inbuilt joiner made wardrobe cupboards with hanging rails and shelves

Bedroom Three (rear) 3m x 3m (9'10" x 9'10") (maximum measurement) to the rear of the wardrobes, having UPVC sealed unit double glazed window overlooking the rear garden and a range of inbuilt joiner made wardrobe cupboards with hanging rails and shelves, and inbuilt double opening low level cupboard housing underfloor heating manifolds.

Bedroom Four (front double) 3.1m x 3.00m (9'10.5" x 9'10") with UPVC sealed unit double glazed window, enjoying delightful views over open countryside.

Principal Family Bathroom being of spacious proportions with good quality 4 piece suite in white, comprising tiled panelled bath with tiled splashbacks, wash hand basin set into vanity unit with splashback tiling and waterfall tap, low flush WC, tiled level access shower cubicle with glazed shower screen and main shower controls. Ceramic tiled floor, UPVC sealed unit double glazed window, inset ceiling spotlights and towel rail radiator.

OUTSIDE

The property stands behind a shallow forecourt with natural stone boundary wall with triangular side garden area, planted with evergreen shrubs and bushes. To the side of the house is a wide tarmac driveway which provides car standing space and leads to a detached brick and tile garage approximately 6m x 3m (19'8" x 9'10") with automatic up and over door and electric light and power connected and side pedestrian access door.

The rear of the property has the benefit of a most pleasant fully enclosed garden with wide paved patio terrace, lawns and borders.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band D

EPC RATING

Band B

VIEWING

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

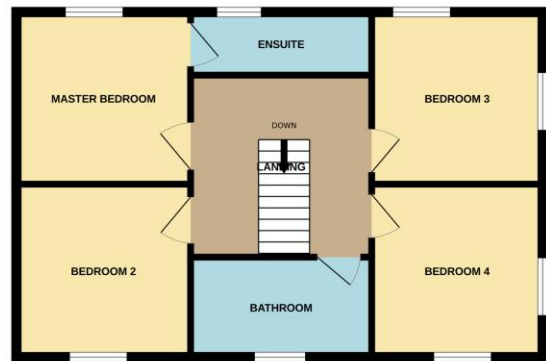
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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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.