



**7 HILLCREST AVENUE, HULLAND WARD,  
ASHBOURNE, DE6 3FW**

**PRICE: OFFERS AROUND £295,000**

**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk

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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



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## DESCRIPTION

Being situated at the head of a quiet and secluded cul-de-sac, within the popular and sought after village of Hulland Ward, and convenient not only for the village facilities, but also for ready access to Ashbourne, Derby, Belper and Matlock, this detached bungalow property occupies a very extensive plot with large garden.

The original three bedroomed accommodation has been considerably enhanced by the construction of a conservatory, so that it now comprises: spacious entrance hall, front sitting room, fitted kitchen, two bedrooms and shower room, with the original third bedroom latterly utilised for dining, with a conservatory off. There is ample carparking, two useful garages and also provision for the parking of a caravan, boat or similar.

Being gas centrally heated and sealed unit double-glazed throughout, the property is likely to be of particular appeal to the professional couple or those looking toward an active retirement.

## ACCOMMODATION

Sealed unit double-glazed front door leads to

**Spacious Reception Hall** 2.24m x 2m (7'4" x 6'7") single panel central heating radiator, wall light point and UPVC sealed unit double-glazed window. Two inbuilt double opening shelved cupboards with mirrored central recess.

**Front Sitting Room** 5.17m x 3.6m (16'11" x 11'9") with wide bow sealed unit double-glazed UPVC window to the front, enjoying views towards Blackwall and beyond, further side window, four wall light points, central heating radiator and full height chimney breast fireplace with granite hearth and fitted gas fire. The walls to each side of the fireplace are pine clad and there is a shelved recess. Small pane glazed door to inner hallway being L-shaped with UPVC sealed unit double-glazed door out to the rear garden and a spacious inbuilt double-opening boiler cupboard with wall mounted gas-fired boiler for domestic hot water and central heating and fitted slatted shelving.

**Kitchen** 3.13m x 2.28m (10'3" x 7'5") with a good range of fitted base cupboards and wall cupboards with ample round-edge work surfaces incorporating inset 1.5 bowl single drainer stainless steel sink unit with pillar mixer tap. Appliance space under with plumbing for automatic washing machine, integrated NEFF electric oven with four-burner gas hob over and cooker hood above. Ceramic tile splashbacks, single panel central heating radiator and tall refrigerator recess with ventilated cupboard above. Wide UPVC sealed unit double-glazed window overlooking the extensive garden and beyond towards rolling open countryside.

**Bedroom One (rear double)** 3.62m x 2.87m (11'10" x 9'5") with wide UPVC sealed unit double-glazed window overlooking the garden, double panel central heating radiator with shelf over.

**Bedroom Two** 3.63m x 2.58m (11'11" x 8'5") (maximum) with UPVC sealed unit double-glazed window to the side, central heating radiator with shelf over and further fitted shelf.

**Bedroom Three or potential Dining Room** 2.76m x 2.61m (9' x 8'7") with UPVC sealed unit double-glazed window overlooking the garden, central heating radiator with shelf over and UPVC sealed unit double-glazed sliding patio door leading to



**Conservatory** 3.16m x 2.7m x 2.98m (10'4" x 8'10" x 9'9") being of UPVC sealed unit double-glazed construction with door to the garden over which the garden enjoys a 180° aspect.

**Shower Room** being recently refurbished to provide a spacious quadrant shower cubicle with fully shower boarded walls and sliding curved glazed shower screen door, mains shower control, low flush wc, pedestal wash-hand basin, inset ceiling spotlights, tall towel rail radiator and UPVC sealed unit double-glazed window.

#### OUTSIDE

The property occupies an enviable location at the head of a secluded cul-de-sac. There is a Tarmac driveway providing car-standing space, leading to the garage and a further paved driveway, which leads through a wrought iron and timber vehicle gate, with flanking pedestrian gate through which there is access to the large garden and an extensive paved area, ideal for car, caravan or boat standing.

**Brick Built Garage** 4.74m x 2.35m (15'6" x 7'8") has up and over door, electric light and power supply connected and also houses the gas and electricity meters. At the rear of the garage, there is a further set of doors which open up to allow the through passage of vehicles to an additional private driveway or car-standing space and this in turn leads to a further detached sectional concrete garage with double opening doors and again having electric and light power connected.

A particular feature of the bungalow is the extremely extensive garden grounds which are on the eastern side, shaped lawns and well stocked flower, shrub, evergreen and rose beds and borders, with rockery and paved patio terrace. Beyond this is a gravel bed upon which stands by a useful aluminium framed greenhouse and timber garden shed. This garden extends to the rear of the bungalow, where there is a further rockery bed and raised paved patio area, again with well stocked borders. There is an outside cold-water tap.

#### SERVICES

It is understood that the property is laid to all mains services.

#### 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 C

#### EPC RATING D

#### VIEWING

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

**WHAT3WORDS** retail.sparrows.narrate

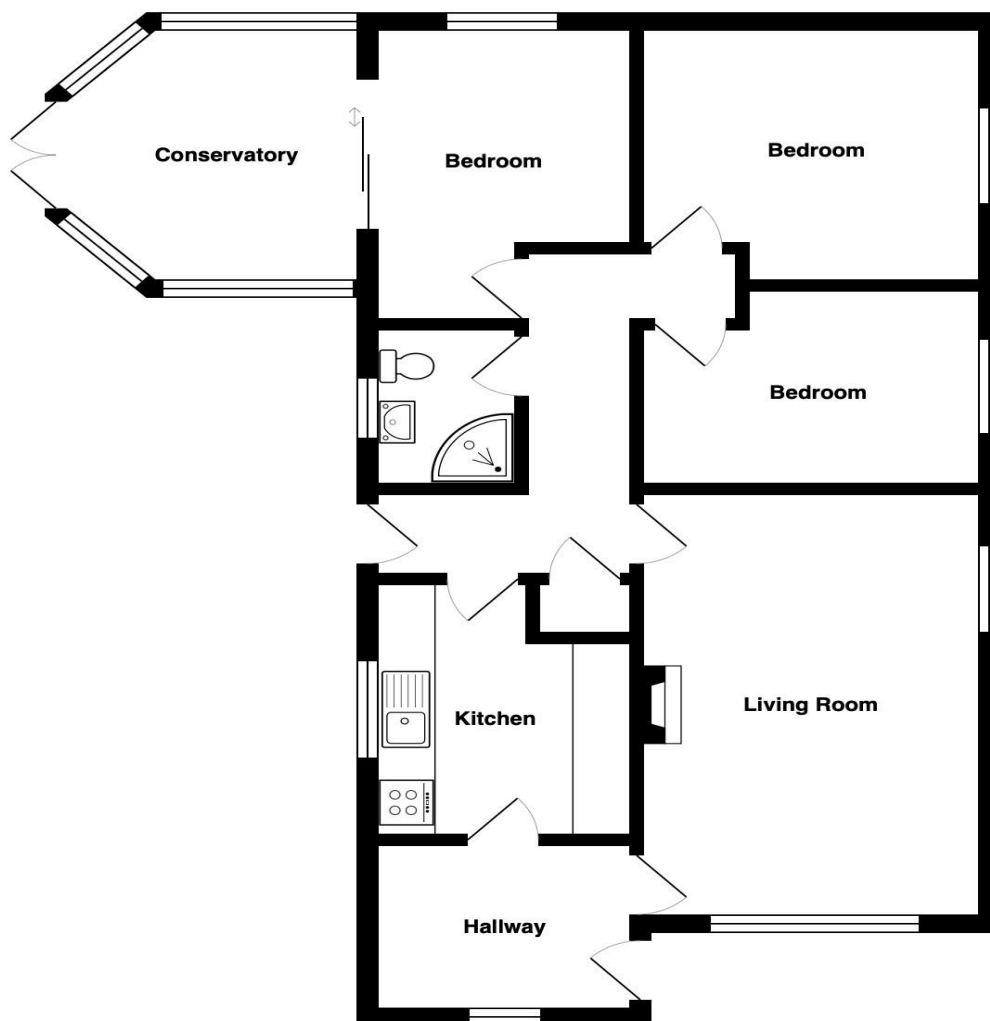
Ref FTA2761







7, Hillcrest Avenue, Hulland Ward, DE6 3FW



Total Area: 86.6 m<sup>2</sup> ... 933 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.