

**A HIGH QUALITY DETACHED & EXTENDED BUNGALOW IN POPULAR
VILLAGE LOCATION**

**21 WHEELDON WAY
HULLAND WARD
DE6 3FZ**



PRICE: O/A £285,000

Enjoying far reaching views over rolling countryside

DESCRIPTION

Offering spacious and delightful three/four bedroom accommodation set in an elevated position with extensive views, this detached bungalow has been thoughtfully extended and is very well appointed throughout.

Benefitting from gas fired central heating and sealed unit double glazing the property briefly comprises reception hall, spacious sitting/dining room, comprehensively fitted kitchen, study (or potential 4th bedroom), three good sized bedrooms and contemporary shower room. Outside there are spacious garden grounds and a most useful garage/workshop.

The property is well placed within Hulland Ward for ready access to village facilities and amenities and also for travel to main employment centres including Derby, Ashbourne, Belper and Matlock.

Early viewing is advised.

ACCOMMODATION

A upvc sealed unit double glazed entrance door with flanking side screen leads to

Reception Hall approx. 9'7" x 9'4" [2.92m x 2.84m] with oak effect floor finish, corniced and textured plaster ceiling and double panel central heating radiator. Inner hall with inbuilt storage/boiler cupboard with wall mounted Worcester gas fired combination boiler for domestic hot water and central heating.

Front Sitting Room 21'10" x 12'2" [6.65m x 3.71m] maximum overall measurements having corniced ceiling, double panel central heating radiator and two wall light points. Wide upvc sealed unit double glazed window to the front enjoying very extensive views over the rooftops to the rolling countryside beyond towards Alport Heights. Small paned glazed door to



Comprehensively Fitted Breakfast Kitchen 15'8" x 7'9" [4.77m x 2.36m] having ceramic tiled floor, double panel central heating radiator and a very comprehensive range of fitted units providing base cupboards and wall cupboards, drawer bank, tall, shelved larder cupboard and oven housing with fitted NEFF double oven with cupboards above and below. Ample sparkle granite effect work surfaces with inset single drainer, one and a half bowl stainless steel sink

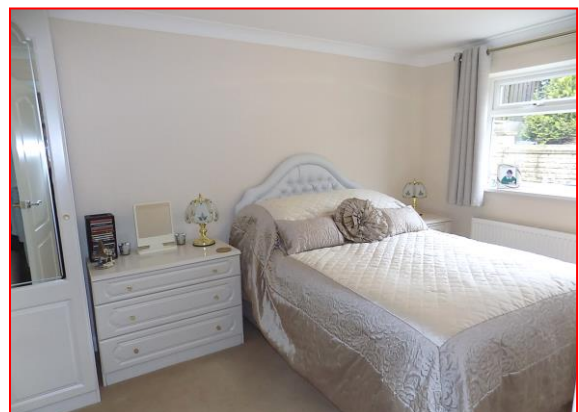
unit with mixer tap, inset Frierzi four burner gas hob with brushed stainless steel splash back and matching Zanussi extractor hood. Appliance space with plumbing for automatic washing machine. There is a upvc sealed unit double glazed door to the exterior side with flanking window and further matching end window again enjoying extensive open countryside views.



Bedroom One (rear double) 12'6" x 11'4" [3.81m x 3.45m] having upvc sealed unit double glazed windows front and rear, corniced ceiling and double panel central heating radiator. A range of inbuilt bedroom furniture comprising three double opening wardrobes with two double opening top cupboards and central tv recess.



Bedroom Two (rear) 12' x 8'4" [3.66m x 2.54m] with upvc sealed unit double glazed window overlooking the rear garden, corniced ceiling and double panel central heating radiator.



Bedroom Three 11' x 7' [3.35m x 2.13m] with obscured sealed unit double glazed window, single panel central heating radiator.

Bedroom Four or Study/Snug 8' x 7'10" [2.44m x 2.39m] with oak effect floor to match the reception hall, double panel central heating radiator, corniced ceiling and upvc sealed unit double glazed double opening French doors to the rear garden.



Shower Room being fully ceramic tiled to both walls and floor and fitted with a contemporary three piece suite in white comprising wall hung wash hand basin, low flush wc and large shower cubicle with glazed sliding shower screen door, mains shower control. Obscured upvc sealed unit double glazed window and single panel central heating radiator.



OUTSIDE

The property occupies an elevated position from which, as mentioned previously it enjoys extensive views. It stands behind a landscaped foregarden with gravelled beds and evergreens and a flanking block paved driveway provides ample car standing space and leads to the attached garage/workshop. The garage has automatic up and over door and there is electric light and power connected. It measures approx. 13' x 10' [3.96m x 3.05m] plus 11'9" x 14' [3.58m x 4.27m] average.

To the rear the property has the benefit of a good sized, terraced rear garden area with paved patio, gravel beds and elevated lawn with further patio terrace, timber garden shed and planted and evergreen beds 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

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 Derbyshire Dales District Council band D

EPC RATING band C

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 for about 5 miles to the village of Hulland Ward, turning left in the village into Firs Avenue. Turn first left again into Wheeldon Way and continue to the very end where the property will be found on the left hand side.

Ref: FTA2395

GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.
Made with Metropix ©2021

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.