

**A DECEPTIVELY SPACIOUS DORMER STYLE SEMI DETACHED
PROPERTY OFFERING THREE/FOUR BEDROOM ACCOMMODATION**

**18 GREENWAY
HULLAND WARD
DE6 3FE**



PRICE: OFFERS AROUND £220,000

Standing on a good sized plot with driveway parking, garaging and
gardens enjoying pleasant views

Offering excellent scope for improvement and alteration
NO UPWARD CHAIN

DESCRIPTION

This spacious three/four bedroom dormer style property offers excellent scope for refurbishment and alteration. Standing on a generous plot with driveway parking, garaging and good sized rear garden enjoying views over the surrounding countryside.

The accommodation briefly comprises entrance hallway, kitchen, sitting room with French doors opening onto the rear garden, dining room, ground floor bedroom and bathroom. On the first floor there are three bedrooms and a bathroom.

Ideally suited to family purchaser or active retirees.

Hulland Ward is a popular village location conveniently located for daily access to Ashbourne, Derby and Belper. The village has a primary school, church, shop, doctors surgery and two public houses.

ACCOMMODATION

A upvc double glazed door opens into the

Entrance Hall with storage heater, in built cupboard and in built cylinder cupboard.

Kitchen 3.34m x 2.26m (11' x 7'5") having wall and base units and drawers, work surface with inset 1.5 bowl stainless steel sink and drainer unit, tiled splashback, plumbing for a washing machine and electric cooker point. Side aspect upvc double glazed window and upvc double glazed rear entrance door.



Sitting Room 4.66m x 3.74m (15'4" x 12'3") having a feature fireplace with inset electric fire, wall mounted electric heater and upvc double glazed French doors with side windows opening onto the rear garden. Double doors open into the



Dining Room 4.67m x 2.87m (15'4" x 9'5") having a upvc double glazed front aspect window, storage heater and staircase leading to first floor level.



Ground Floor Bedroom One 3.19m x 2.73m (10'5" x 9') having a upvc double glazed window.



Ground Floor Bathroom 1.79m x 1.73m (5'10" x 5'8") comprising bath, wash hand basin, low flush wc, Triton electric shower. Fully tiled walls and side aspect upvc double glazed window.

First Floor Landing with doors leading to the bedrooms and bathroom.

Bedroom Two 4.61m x 2.75m maximum (15'1" x 9') having a Dimplex electric heater and rear aspect upvc double glazed window.



Bedroom Three 3.04m x 2.99m (10' x 9'9") having a Dimplex electric heater and rear aspect upvc double glazed window.



Bedroom Four 3.53m x 2.30m (11'7" x 7'7") maximum. Having a Dimplex electric heater and roof light window.



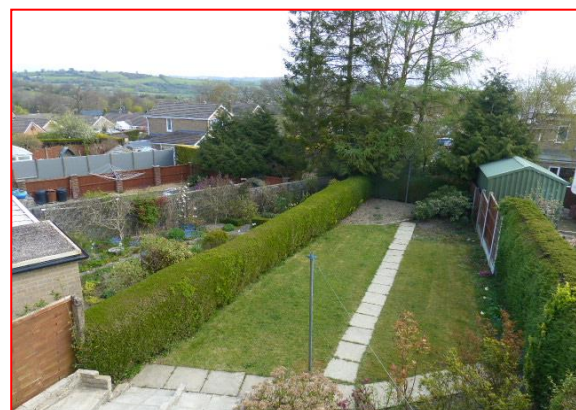
Bathroom comprising a panelled bath, pedestal wash hand basin, low flush wc, side aspect upvc double glazed window and tiled floor.



OUTSIDE

To the front of the property there is a lawned fore garden, tarmac driveway providing ample parking which leads to the single garage.

A gate leads to the rear of the property where there is a generous sized garden laid to lawn along with paved patio across the rear of the property enjoying delightful views of the surrounding countryside.



SERVICES

It is understood that all mains services are connected with the exception of gas.

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.

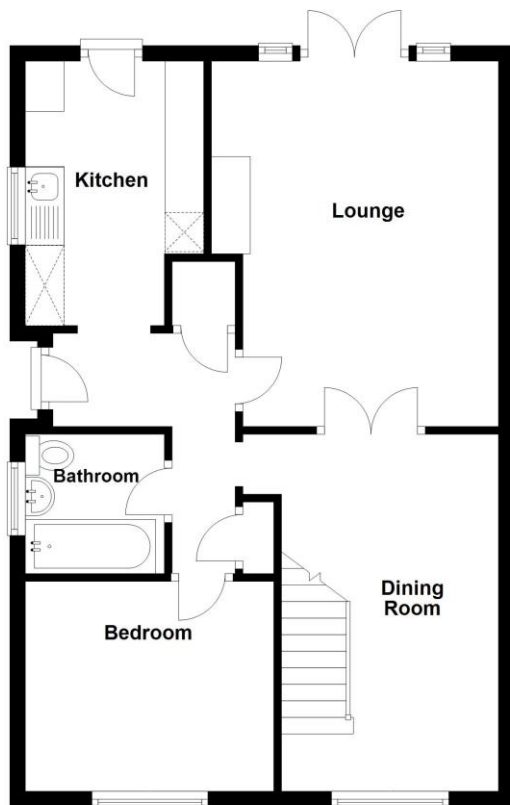
DIRECTIONS

From Ashbourne town centre leave in an easterly direction along the main A517 Belper Road. Proceed to the village of Hulland Ward and at the centre of the village turn left into Firs Avenue. Continue towards the bottom and then bear left into Greenway where the property will be noted by our For Sale board.

Ref: FTA2410

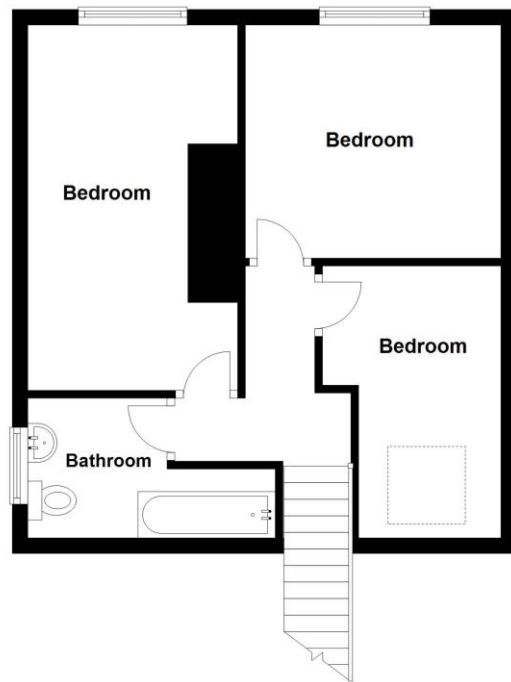
Ground Floor

Approx. 56.9 sq. metres



First Floor

Approx. 40.3 sq. metres



Total area: approx. 97.1 sq. metres

18 Greenway, Hulland Ward, Ashbourne, Derbyshire, DE6 3FE

www.fidler-taylor.co.uk