



4 The Willows, Hulland Ward, Ashbourne, Derbyshire DE6 3EW



A spacious three bedroom detached bungalow, boasting a large garage for your convenience. Located in the popular village of Hulland Ward.

BENNET SAMWAYS are delighted to offer for sale this spacious three bedroom detached bungalow, boasting a large garage for your convenience. Located in the popular village of Hulland Ward. Immerse yourself in the charm of this spacious detached bungalow with splendid mature gardens. With no chain attached, seize the opportunity to make this your next home. The gross internal area is 1,100sq.ft.

Interior - The heart of the home is the attractive living room with a cosy fireplace and patio doors overlooking the enchanting garden. A re-fitted luxury kitchen with integrated appliances which include gas hob, extractor fan, double electric oven, fridge, freezer and washing machine. A well lit kitchen which is perfect for culinary enthusiasts. Enjoy hosting friends and family in the separate dining room. The master bedroom features fitted wardrobes and units, accompanied by two additional bedrooms, providing ample space for your family. The bathroom offers a bath with shower and a separate additional WC.

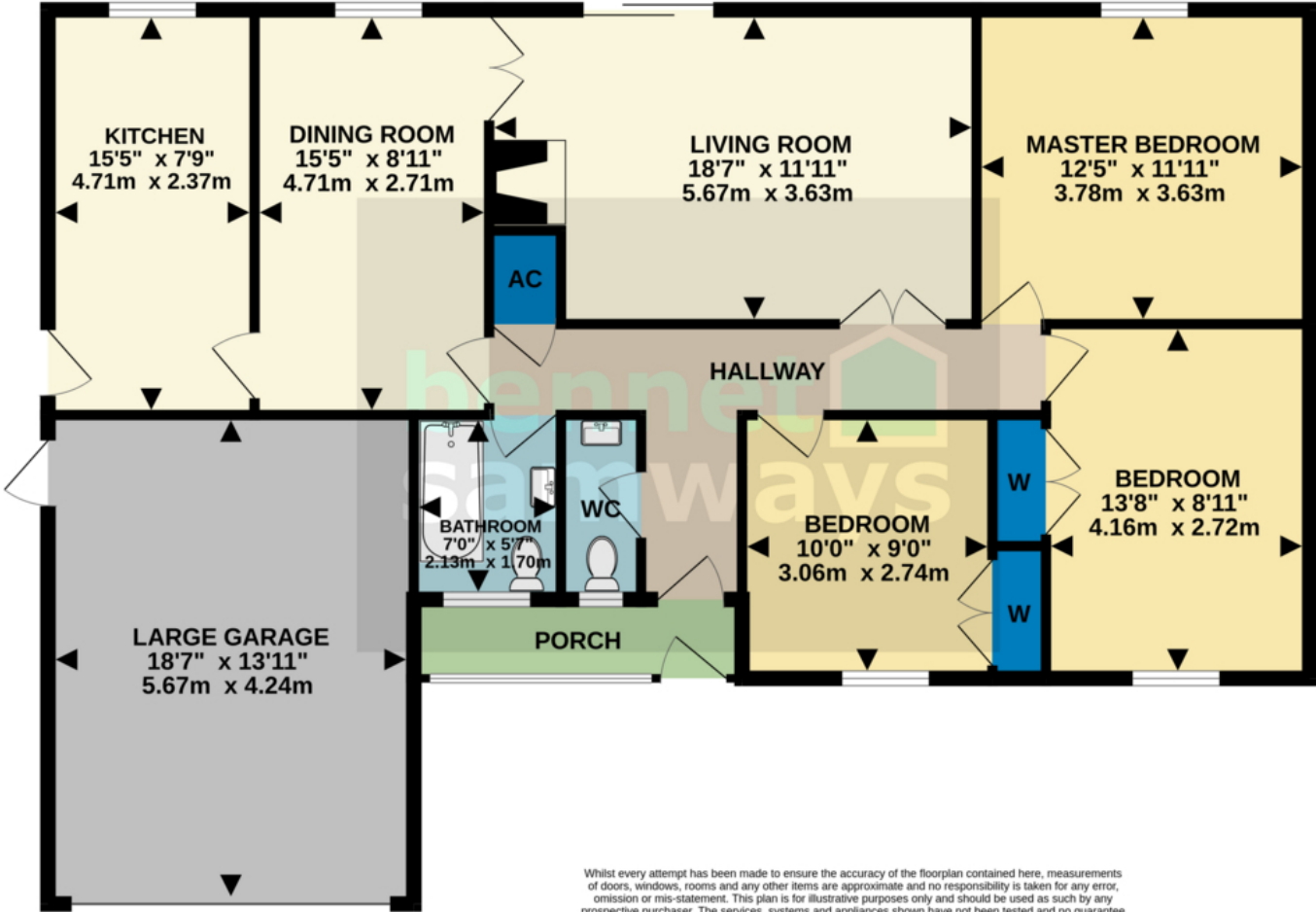
Exterior - A block-paved driveway provides ample off road parking and the meticulously landscaped gardens with mature borders have been lovingly tended over the years, creating a lovely relaxing outdoor space. Two paved patio areas providing different views of the garden in which to unwind.

Locality - Nestled in the picturesque countryside just 5 miles from Ashbourne, 10 miles from Derby, and 6 miles from Belper along the scenic A517 road, Hulland Ward stands as a sought-after village, combining a charming community atmosphere with convenient access to nearby amenities. Surrounded by stunning rural landscapes, the village offers a tranquil backdrop. Hulland Ward is in proximity to the scenic Carsington Water, providing residents with opportunities for leisure and outdoor activities. Enhancing its appeal are two welcoming public houses, The Nags Head and the Black Horse Inn. The village is home to the Hulland Ward C of E Primary School, ensuring educational convenience for families, and it features a local shop and garage for everyday needs. Furthermore, residents enjoy the advantage of being within the catchment area of the esteemed Queen Elizabeth's Grammar School.

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band D. Services: Mains water, mains electricity, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 19mb standard & 80mb superfast. Further note - Probate has been granted.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Nick Samways

Director

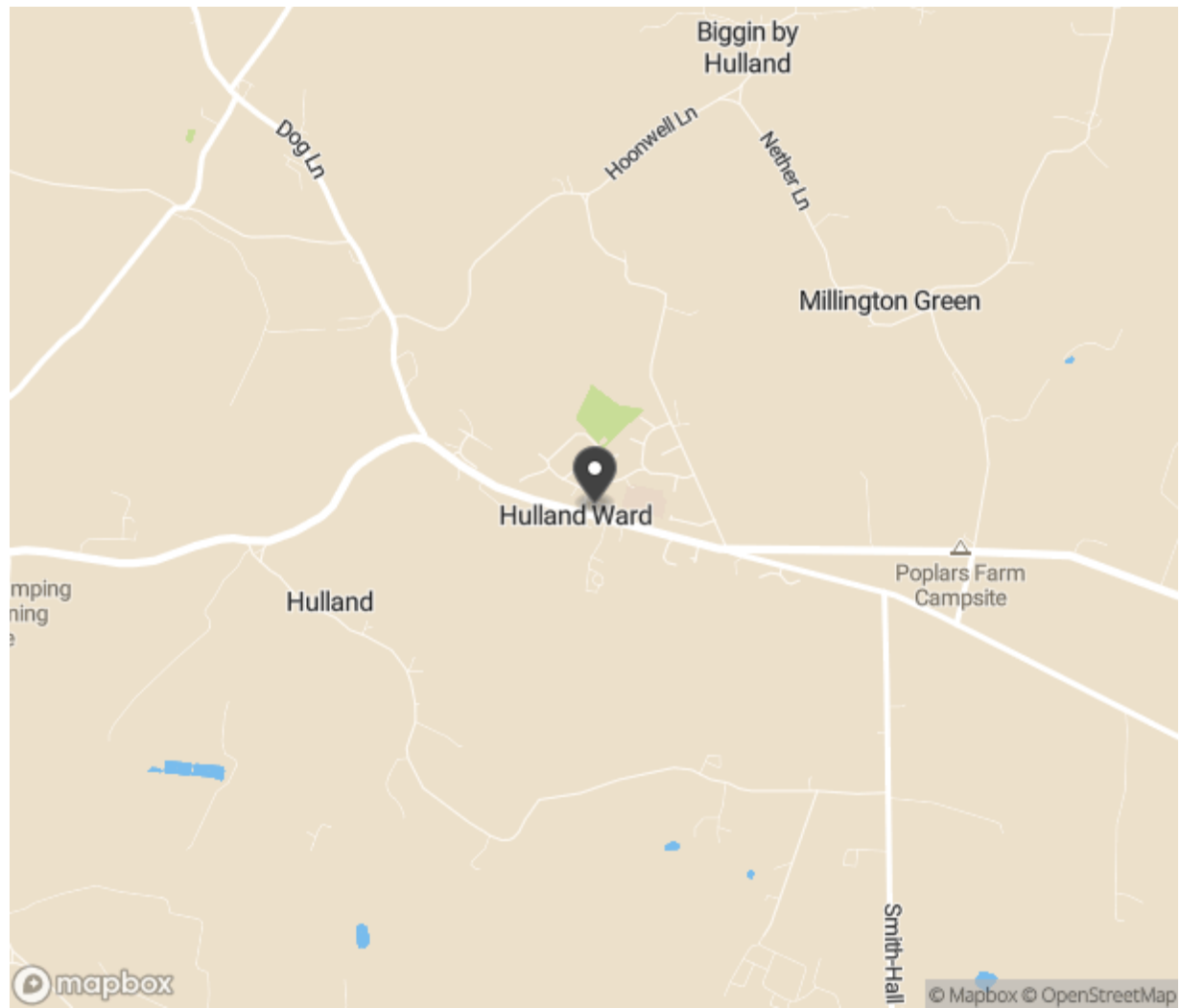
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Stuart Bennet MNAEA

Director

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1100 sq ft