

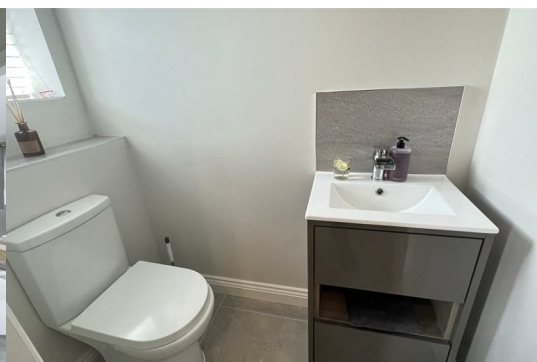


17 Elms View, Hulland Ward, Ashbourne, Derbyshire, DE6 3EE

£3,250 Per Calendar



An executive detached new build residence offering highly spacious and quality accommodation in this delightful semi-rural location close to Ashbourne, Belper and Derby.



This highly impressive new build home is part of an exclusive development and features a superb master bedroom suite with dressing room and en-suite, quality living kitchen with integrated appliances and detached double garage.

Internally, the property provides almost entirely underfloor heated accommodation which in brief comprises, a welcoming entrance hallway, cloakroom, living kitchen with integrated appliances, island and bi-folding doors, utility room with washing machine and dryer, large separate family room also with bi-folding doors. To the first floor, there is the superb principal suite with large bedroom area, dressing room and en-suite, three further double bedrooms and shower room. To the second floor, there is an attractive landing area, deep storage cupboard, fifth double bedroom and large four piece bathroom.

Externally, there is a driveway, detached double garage and enclosed garden with patio and lawn. Hulland is an attractive village found on the way into the Peak District close to the popular towns of Ashbourne, Belper and the city of Derby. The property is surrounded by beautiful Derbyshire countryside and is an ideal place to live and work.

ENTRANCE HALLWAY
Entering the property through a composite and glazed front door with matching side window into a large and welcoming hallway having a tiled floor with underfloor heating, staircase to the first floor with glazed balustrade, LED inset ceiling downlighters.

ACCOMMODATION
CLOAKROOM
Low level WC and wash basin sat on a vanity unit, UPVC double glazed window, tiled floor with underfloor heating.

LOUNGE
28'5" x 12'11" (8.66m x 3.94m)
A very spacious family room having a tiled floor with underfloor heating, front and side windows with a second set of bi-folding doors opening to the rear garden, media connections and inset LED ceiling downlighters.

LIVING KITCHEN
23' x 15'4" (7.01m x 4.67m)
Having a tiled floor with underfloor heating and inset LED ceiling downlighters throughout.

Beautifully appointed kitchen with two tone cupboard and drawer fronts and quality granite work surfaces and matching island/breakfast bar with induction hob and extractor fan built into a ceiling canopy, electric oven, combination grill and warming drawer, full height fridge and freezer along with a dishwasher, recessed 1 and half stainless steel sink.

Ample space for dining or lounging furniture with bi-folding doors opening to the rear patio, media connection.

UTILITY ROOM
8'7" x 5'10" (2.62m x 1.78m)
Fitted with a further range of kitchen units with matching cupboard and drawer fronts, granite work surfaces, stainless steel sink, integrated washing machine and dryer, wall mounted gas boiler.

FIRST FLOOR
LANDING
The stairs, landing and all bedrooms are fitted with luxuriously thick carpets, the staircase continues to the second floor.

BEDROOM ONE
A superb principal bedroom suite having a large bedroom area, dressing room and en-suite all with underfloor heating.

BEDROOM AREA
20'6" x 13'1" (6.25m x 3.99m)
Ample space for a large bed and furniture, three surrounding UPVC double glazed windows, LED inset ceiling downlighters and media connections.

DRESSING ROOM
13' x 7'5" (3.96m x 2.26m)
Or study or nursery, accessed from the bedroom only with UPVC double glazed window and LED inset ceiling downlighters.

EN-SUITE
8'2" x 5'11" (2.49m x 1.80m)
Stylishly appointed with a shower cubicle with mains overhead shower, wash basin sat on a vanity unit and WC, tiled floor, UPVC double glazed window, extractor fan, LED inset ceiling downlighters and chrome towel radiator.

BEDROOM TWO
11'11" x 9'9" (3.63m x 2.97m)
A generous double bedroom with a UPVC double glazed window and media connections.

BEDROOM THREE
12'9" x 8'5" (3.89m x 2.57m)
A generous bedroom with a UPVC double glazed window and media connections.

BEDROOM FOUR
9'9" x 9'5" (2.97m x 2.87m)
Impressive fourth bedroom with a UPVC double glazed window to the front elevation and media connections.

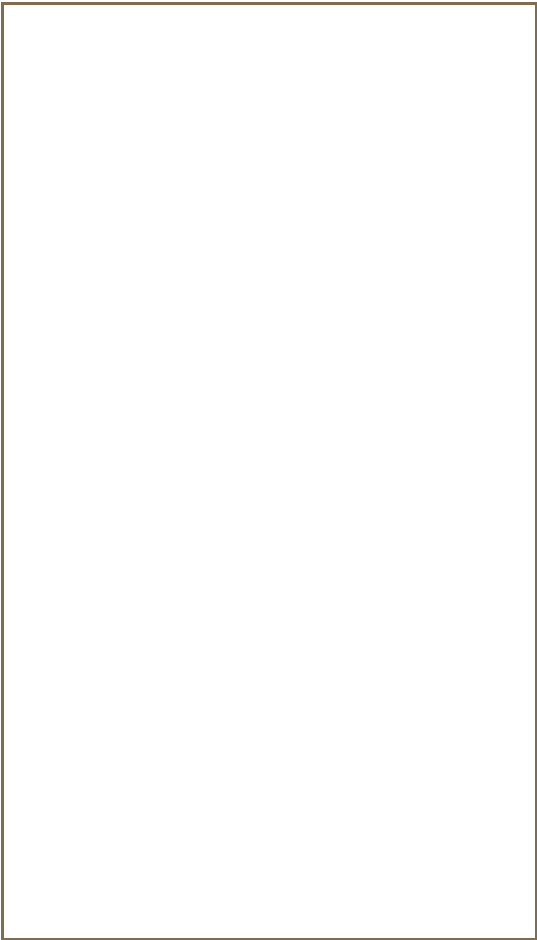
SHOWER ROOM
8' x 5'10" (2.44m x 1.78m)
Having a wide walk in shower with twin overhead showers and glazed screens, wash basin sat on a vanity unit, WC, tiled floor, UPVC double glazed window, extractor fan, LED inset ceiling downlighters and chrome towel radiator.

SECOND FLOOR

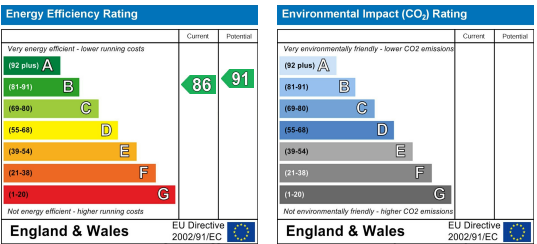
Area Map



Floor Plans



Energy Efficiency Graph



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boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk