



Firs Avenue, Hulland Ward Ashbourne DE6 3FS

welcome to

Firs Avenue, Hulland Ward Ashbourne

A lovely bungalow set within the quiet village location of Hulland Ward. The accommodation comprises, fitted kitchen, sitting room, shower room/wc and three double bedrooms. Attached garage and enclosed rear gardens.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Entrance Hall

An entrance hall with front facing double glazed window providing delightful views over the front gardens. A double glazed UPVC entrance door and a radiator. There are extensive fitted storage cupboards with shelving including a pull out basket larder unit with cloaks cupboard and integrated larder fridge/freezer.

Fitted Kitchen

13' 7" x 7' 5" (4.14m x 2.26m)

A comprehensive range of base and wall cabinets in cream with steel handles which have high gloss granite effect work surfaces and ceramic tiled splashback. The working surfaces incorporate a inset stainless steel sink unit with mixer tap. Further built in appliances include 4 ring ceramic hob with cooker hood above and eye level double ovens adjacent. There is an integrated slimline automatic dishwasher and space and plumbing for a washing machine. Limestone effect cushion floor covering throughout and side facing double glazed windows and a double glazed side entrance door. Recess ceiling spotlights.

Inner Hallway

With radiator and access to a roof space.

Boiler Cupboard

Houses a Glow Worm Flexicom 30 CX mains gas fired combi boiler.

Sitting Room

17' 1" x 11' 10" (5.21m x 3.61m)

The measurements exclude a recess. The room enjoys a dual aspect with almost full height and width double glazed windows to the front and side facing window. Focal point is a feature fireplace with living flame coal effect gas fire.

Shower Room/ Wc

5' 11" x 5' 7" (1.80m x 1.70m)

With a white and chrome suite including a corner glass shower enclosure with Mira Sport electric shower, vanity wash basin with mono block tap and wc. Central heated chrome towel rail and a side

facing double glazed translucent window. Extractor fan.

Bedroom

11' 9" max x 9' 1" max (3.58m max x 2.77m max)

With a rear facing double glazed window which offers delightful views over landscaped enclosed rear gardens towards the countryside on the horizon. Radiator.

Bedroom

8' 5" max x 11' 10" max (2.57m max x 3.61m max)

With a side facing double glazed window and radiator.

Bedroom

9' 5" x 11' 10" max (2.87m x 3.61m max)

There are almost full width double glazed windows to the rear which offer views over the rear garden and distant views towards the countryside at the horizon. Radiator.

Exterior & Gardens

The gardens to the front include a gravelled terrace with rockery border, gritstone with flowering Heather and spring bulbs planted. The forecourt is also partially paved with exterior light. The tarmac driveway provides vehicular parking and access to the garage.

Attached Garage

15' 8" x 8' 1" (4.78m x 2.46m)

With up and over door, power and light. Electric and gas meters.

Rear Garden

The pathway leads from the side of the property through the gate to the side entrance door and also continues to the rear garden. Exterior water tap and light over the pathway. The rear garden has a riven paved patio and shaped lawned gardens with shrubbery borders and specimen twisted Hazel. To the rear of the garage is an additional paved terrace.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Firs Avenue, Hulland Ward Ashbourne

- Link Detached Bungalow
- Sitting Room
- Shower Room/ WC
- Three Bedrooms
- Attached Garage

Tenure: Freehold EPC Rating: D

offers in the region of

£240,000



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Property Ref:
ABN105706 - 0005

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