



Eaton Close, Hulland Ward Ashbourne DE6 3EX

welcome to

Eaton Close, Hulland Ward Ashbourne

A three bedroom detached bungalow which has a superb elevated corner location and views over the village and rural countryside. There are gardens to three sides and a large drive with ample parking.



Entrance Hall

An L shaped hall with half glazed entrance door and window. A radiator and loft access.

Sitting Room

18' x 12' 10" (5.49m x 3.91m)

Patio doors open to the block paved patio. Ceiling cornice and rose. Radiator.

Dining Room

14' 10" x 7' 11" (4.52m x 2.41m)

There are windows to the front and rear and a door to the rear. Radiator. Has tiled floor.

Kitchen

12' 10" x 9' (3.91m x 2.74m)

A superb replaced kitchen with top of the range appliances and quartz worktops. The front window provides excellent views.

There is a comprehensive range of appliances which include a 5 ring gas hob, double electric ovens, integrated microwave oven, wine cooler and dishwasher. There is space and plumbing for a washer and space for a large american style fridge freezer.

The Vaillant ecoTEC Plus 32 central heating boiler is wall mounted.

There is an entrance door to the side and the floor is tiled.

Bedroom One

13' x 10' (3.96m x 3.05m)

With front window and a radiator.

Bedroom Two

13' x 10' (3.96m x 3.05m)

With side window and radiator.

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)

With front window and a radiator.

Bathroom

The suite is white with chrome fittings, featuring an oval bath, a vanity wash basin and a W.C. There is a side window and a chrome heated towel rail. The floor and walls are tiled.

Exterior

There are gardens to three sides and a large drive with excellent parking.

Next to the sitting room and kitchen is a hexagonal paved patio. The gardens are well stocked to all sides.



view this property online bagshawsresidential.co.uk/Property/ABN105619



welcome to

Eaton Close, Hulland Ward Ashbourne

- Detached bungalow
- Corner location with excellent views
- Modernised with a new kitchen and new central heating
- Large driveway
- Gardens to three sides

Tenure: Freehold EPC Rating: E

offers in the region of

£320,000



directions to this property:

The property is located at the corner of Wheeldon Way and Eaton Close.

The What3Word locator is:

///clipboard.twinkling.cake



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/ABN105619](https://www.bagshawsresidential.co.uk/Property/ABN105619)



Property Ref:
ABN105619 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk