



**Eaton Court, Hulland Ward, Ashbourne DE6 3EX**

**welcome to**

**Eaton Court, Hulland Ward Ashbourne**

Located in the quaint village of Hulland Ward, Derbyshire, Eaton Court is an exquisite new housing development designed for those seeking the perfect blend of rural tranquillity and modern comfort.



### **Entrance Door:**

Under a storm porch leading into an accommodating living area. There is a storage cupboard as you enter which provides the under floor heating controls.

### **Kitchen Living Diner:**

21' 3" x 19' 10" ( 6.48m x 6.05m )

Having LVT flooring, four double glazed windows to the rear, two double glazed windows to the side, French Upvc doors to the rear, downlights, stairs to the first floor accommodation, a range of wall, base and matching drawer units with worktops, 1 1/2 bowl sink, integrated dishwasher, integrated oven, integrated microwave, integrated warming drawer, American style fridge freezer, feature island with integrated wine fridge, induction hob, remote control extractor, cupboards and drawers, underfloor heating control.

### **Store Room:**

LVT flooring, consumer unit, double glazed window to the front, cupboard housing underfloor heating control and air source heat pump.

### **Lounge**

15' 5" x 11' 6" ( 4.70m x 3.51m )

LVT flooring, french doors to the rear of the property along with two double glazed windows and under floor heating controls.

### **Utility Room**

9' 3" x 5' 9" ( 2.82m x 1.75m )

LVT flooring, plumbing for washer/dryer, double glazed window to the front of the property, integrated units and worktops, sink and extractor.

### **Landing**

The landing provides access to the loft, a double glazed window and a cupboard space which provides the housing cylinder.

### **Bedroom One**

21' 3" x 16' 5" ( 6.48m x 5.00m )

The first bedroom consists of two radiators and French UPVC doors to a Juliet balcony and an en-

suite.

### **En-Suite**

From the master bedroom you are greeted with a contemporary shower room with laminate flooring, tiling, wash basin, down lights and a double glazed window to the rear.

### **Bedroom Two**

12' 7" x 11' 9" ( 3.84m x 3.58m )

The second bedroom consists of a radiator and a double glazed window to the rear elevation with an extensive view over the rear garden.

### **Bedroom Three**

13' 3" x 12' 7" ( 4.04m x 3.84m )

The third bedroom consists of a double glazed window the the rear elevation and a radiator.

### **Bedroom Four**

13' 4" x 9' 7" ( 4.06m x 2.92m )

The Fourth bedroom consists of a double glazed window to the front elevation and a radiator.

### **Bathroom**

The Family bathroom provides laminate flooring, tiling, a bath, W/C , a wash vanity and a shower cubicle. There is a double glazed window to the front elevation and downlights.

### **Front Garden**

To the front of the property there is a block paved path leading to the single integral garage, raised flower beds, an outdoor tap and EV charger.

### **Rear Garden**

The key feature of this property is the extensive views to the rear. The rear garden provides a patio area, with an area laid to lawn and paved paths either side. You are provided with two timber side gates, and another outdoor tap.

### **Garage**

The Garage consists of an electric roller door.

### **Special Features**

- . Under floor heating to the ground floor
- . Security alarm

### **James Nicholas Homes**

Established in 2022, James Nicholas Homes Ltd is a recently formed development company enjoying A build partnership with Salboy Ltd.

Our combined experience in the property development field spans several decades and includes the development of new build properties and the conversion of existing buildings.

We operate within a 40 mile radius of Derby which enables us to take advantage of our detailed knowledge of the local area.

Our skilled contractors strive to create special yet affordable homes in carefully selected locations.

### **Please Note:**

Photos may have been taken using a wide angle lens.



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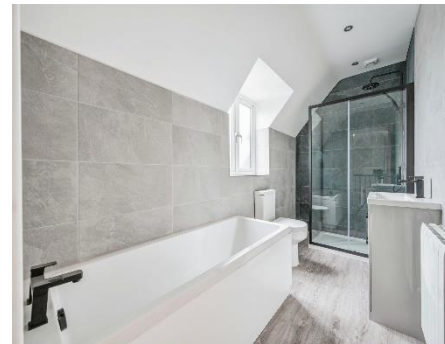
welcome to

## Eaton Court, Hulland Ward Ashbourne

- Exclusive Development
- Four Bedrooms
- High Rated Energy Efficiency - Heated by Air Source Heat Pump
- Underfloor Heating & Double Glazing
- Superb Elevated Views Towards Countryside

Tenure: Freehold EPC Rating: Awaited

# £599,950



Please note the marker reflects the postcode not the actual property

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