



Wheeldon Way, Hulland Ward Ashbourne DE6 3FZ

welcome to

Wheeldon Way, Hulland Ward Ashbourne

Set within a sought after location is this lovely three bedroom detached home with open plan living and separate newly fitted bespoke kitchen. Private garden to rear, which is laid to lawn and decking to the front where you can appreciate the magnificent views of the rolling hills.



Lounge

18' x 15' 3" (5.49m x 4.65m)

Double glazed patio doors with access to rear garden and patio and a large bay window. Inglenook fireplace with gas wood burner style fire. TV point, Central heating radiator, oak parquet flooring, feature beam effect ceiling, staircase to first floor and archway through to Dining Area.

Dining Area

10' 9" x 9' 11" (3.28m x 3.02m)

Double glazed window to rear and wooden flooring.

Kitchen

19' 5" x 7' 5" (5.92m x 2.26m)

This room provides a newly fitted bespoke kitchen with integrated appliances such as; fridge freezer, electric oven and microwave. Additionally there is a gas hob, tiled flooring and two double glazed windows with views across the countryside.

Downstairs Bedroom

16' 2" x 13' 2" (4.93m x 4.01m)

Two double glazed windows to front with views over the surrounding countryside and a central heating radiator.

En-Suite

Wet room design which is fully tiled with "rain shower" and glass shower screen, pedestal wash hand basin, low flush WC, heated towel rail and shaver point.

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to front. Central heating radiator.

Bedroom Two

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to rear. Central heating radiator.

Bathroom

Having a spa style bath with side taps and electric

shower. Vanity wash hand basin with cupboards underneath, low flush WC with concealed cistern, extractor fan, central heating towel rail. The bathroom is fully tiled with the addition of a roof skylight.

Outside

To the rear of the property is a low maintenance garden which consists of a paved patio, raised flower beds and lawn with a fence and stone wall boundary.

There are two timber garden sheds and outdoor sockets. To the front of the property there is a driveway and steps up to a raised timber decking area, with storage underneath.

There have been improvements made to the roof and the current Vendor replacing the fascias and guttering.



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welcome to

Wheeldon Way, Hulland Ward Ashbourne

- Far reaching countryside views
- Newly fitted bespoke kitchen
- Village Location
- Landscaped Gardens
- Three Bedrooms

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106352 - 0007

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