



Greenway, Hulland Ward ASHBOURNE DE6 3FE

welcome to

Greenway, Hulland Ward ASHBOURNE

This beautifully presented and thoughtfully designed detached property is renovated to exceptional standard throughout, offering three bedrooms, oak flooring, solid oak doors and modern open-plan living, this home is ready to move straight in and is perfect for families, couples or downsizers alike.



Entrance Hall

7' 2" x 7' 1" (2.18m x 2.16m)

Upon entering the home, you're greeted by a spacious and bright entrance hallway that sets the tone for the rest of the property. It features high-quality oak flooring, spotlighting, a radiator and solid oak doors housing a convenient built-in storage cupboard.

Storage Room/Study

5' 10" x 7' 6" (1.78m x 2.29m)

To the left of the hall is a separate area which is a great storage space that could be used as a study.

Reception Hall

Up above, the loft space is conveniently accessed via a pull-down wooden ladder. It is part-boarded and you can stand comfortably within it, providing a superb additional storage solution. It also houses the boiler, tucked away but easily accessible when needed.

Open Plan Kitchen/Dining Room

20' 2" x 12' 8" (6.15m x 3.86m)

The kitchen and dining area continues the same quality of finish. It boasts a full range of integrated appliances, including a fridge and dishwasher. A four-ring gas hob with extractor fan sits above an electric fan oven, and a central island provides additional workspace, storage and informal dining. The kitchen is fitted with high and low-level cupboards, all enhanced with under-cupboard lighting for a contemporary feel. There is also spotlighting underneath the kitchen cupboards which illuminates the area, and the oak flooring continues throughout.

The dining space, benefits from the three-panel bi-folding doors that open directly onto the rear garden. These doors are fitted with electric blinds, providing both privacy and convenience at the touch of a button. The design encourages seamless indoor-outdoor living.

Open Plan Living Room

15' 2" x 10' 11" (4.62m x 3.33m)

The heart of the home lies in its stunning open-plan kitchen, living and dining area. The living space is L-shaped, creating a natural flow that divides areas while remaining open and sociable. It features oak flooring, a wood-burning stove, and a radiator, all within a space that has been completed to a very high standard.

Utility

6' 9" x 7' 4" (2.06m x 2.24m)

The utility room features tiled flooring and a radiator, it provides space for both a washing machine and dryer, with additional cupboard storage. A rear access door offers practicality for day-to-day living, linking through to the side of the home.

Main Bedroom

11' 11" max x 10' 6" (3.63m max x 3.20m)

The master bedroom sits to the front of the property and is beautifully finished with oak flooring, a radiator, and fitted wardrobes for ample storage. A window to the front aspect provides natural light and a pleasant outlook.

En Suite

The en suite is stylish and functional, featuring a walk in shower, tiled flooring, a WC, towel radiator, spotlighting, extractor fan, and a modern sink set into a vanity cupboard for added storage.

Bedroom Two

18' 2" x 6' 11" (5.54m x 2.11m)

Bedroom two features a radiator, oak flooring, and a rear-facing window, it's an ideal child's room, guest bedroom, or even a second office.

Bedroom Three

14' 11" x 7' 1" (4.55m x 2.16m)

The third bedroom is in what was formerly the garage, now fully converted into a functional living space. With oak flooring, a matching solid oak door, radiator, and a front-facing window, it offers versatility as a bedroom, guest room, gym, or hobby space.

Shower Room

The main bathroom features a mains-fed shower, WC, towel radiator, tiled flooring, a solid oak door and a sleek sink with basin, offering everything you need in a family bathroom.

Outside

Externally, the property sits on a generous and attractively landscaped plot. To the front, a block-paved driveway offers ample space for multiple vehicles. A mature rockery planted with established shrubs enhances the curb appeal, and there is a side gate providing secure access to the rear garden.

The rear garden has been designed with low maintenance in mind while still offering visual appeal. A patio area on the lower tier provides space for outdoor seating and dining, while a raised tier features artificial grass - ideal for children or pets. The garden is enclosed by high fencing, ensuring privacy, and includes additional planted borders and a shed for extra storage. It's the perfect outdoor space for those seeking to enjoy the garden without extensive upkeep.



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welcome to

Greenway, Hulland Ward ASHBOURNE

- Immaculately Presented Three-Bedroom Detached Home
- High-Quality Oak Flooring And Solid Oak Doors Throughout
- Stylish Open-Plan Kitchen, Living And Dining Space With Bi-Folding Doors
- Master Bedroom With En Suite And Fitted Wardrobes
- Versatile Third Bedroom Or Office

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106549 - 0006

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