



**The Durham Wheeldon Way, Hulland Ward Ashbourne DE6 3FZ**



**welcome to**

## **The Durham Wheeldon Way, Hlland Ward Ashbourne**

The Durham! Only 2 plots available onsite, both with STUNNING Countryside Views. This house type offers ample living space with the option for the buyer to personalise as they desire, creating your DREAM, FOREVER Home! 5 beds, 2 ensuites, Double garage, Study, Utility, Lounge, Family Kitchen Diner.



## Specifications

This is only a small section of our extensive specification. To see exactly what Guild Homes offers, please visit our show home and help yourself to a full specification sheet or talk to one of our sales advisers.

### KITCHEN

- Fully fitted bespoke kitchens\*
- Featured profile worktops, including solid wood and granite\*
- Stainless-steel double oven with four-plate ceramic hob or range cooker (depending on plot) with integrated pyramid hood\*
- Stainless-steel sink with mixer tap\*
- Integrated/freestanding fridge freezer and washer/dryer (or separate washing machine, dryer and dishwasher, where space permits) from a quality manufacturer\*

### BATHROOM, ENSUITE AND WC

- Bathrooms, en suites and WC fitted with contemporary sanitaryware from Porcelanosa® or Villeroy & Boch®, in white, with stylish chrome fittings
- Bathrooms and en suites fitted with contemporary wall and floor tiles. Full-height tiling in all en suites and bathrooms. Feature wall tiling in cloakrooms\*
- Recessed chrome downlighters installed in bathrooms and en suites
- Shaver socket installed in bathrooms and en suites

### DECORATIVE AND INTERNAL FINISH

- Each home features smooth emulsion finish on walls and ceilings
- Feature walls are included (where appropriate)
- Internal doors in oak finish
- Woodwork and skirting finished in brilliant white
- Staircases in softwood/hardwood timber (depending on house type)

### EXTERNAL FINISH

- All driveways block paved
- Gardens landscaped and rear gardens enclosed by fence or hedgerows (where appropriate)
- Through-colour render used for quality (on appropriate house types)

### ENERGY- EFFICIENCY, HEATING AND INSULATION

- Heating system comprises air-source heat pump

- Underfloor heating on ground floors; radiators on first floors
- Mains-pressure hot-water system, with electronic programmer
- uPVC double-glazed windows
- Cavity-wall and loft insulation installed to the latest efficiency standards

### Living Room

16' 1" x 16' 4" ( 4.90m x 4.98m )

A spacious living room with focal point fireplace flowing seamlessly into the dining and kitchen area

### Kitchen/ Dining Room

37' 2" x 15' 4" ( 11.33m x 4.67m )

A well-designed kitchen by Elgar Kitchens with windows looking out over the rear garden flows into a spacious dining room with French doors leading onto the rear garden.

### Utility

7' 2" x 5' 3" ( 2.18m x 1.60m )

The utility room adjacent to the kitchen with plumbing for washing machine is a useful addition to the home.

### Study

8' 8" x 9' 3" ( 2.64m x 2.82m )

A separate study accessed from the hall is a pleasant environment to work from home.

### Reception Hall

A large hallway gives an inviting impression as you step inside this beautiful home, with a separate WC and access through double doors into the open living space at the rear of the house.

### Bedroom 1

12' 5" x 13' 4" ( 3.78m x 4.06m )

With a dressing room and ensuite this master bedroom suite has everything you could need.

### Bedroom 2

13' 7" x 16' ( 4.14m x 4.88m )

Overlooking the rear garden this spacious double bedroom also has the added benefit of its own ensuite.

### Bedroom 3

Situated at the rear of the house, bedroom 3 is a pleasant space to relax.

### Bedroom 4

14' 7" x 8' 2" ( 4.45m x 2.49m )

There is no shortage of space in this house and bedroom 4 gives you another good-sized room to recharge.

### Bedroom 5

8' 5" x 18' 5" ( 2.57m x 5.61m )

A lovely double bedroom with a window to the front of the property drawing in the light.

### Family Bathroom

8' 7" x 8' 6" ( 2.62m x 2.59m )

A fully fitted bathroom with tiled flooring and separate shower cubicle, bath, sink and WC.

### Double Garage

17' 8" x 18' 2" ( 5.38m x 5.54m )

A large double garage with access outside through the side door.

### Garden

Enclosed private garden to the rear.

### Location

Hulland Ward is set amongst the idyllic hills and countryside of the picturesque Derbyshire Dales. Meadow View is a small development of only 32 luxury properties comprising of 3, 4 and 5 bedroom homes. The village of Hulland Ward is well sought after due to the stunning views it has to offer as well as the outdoor lifestyle it provides and great connectivity to neighbouring towns and villages, making it ideal for both work and leisure. There are many walks and trails on your doorstep as well as being a stone's throw away to the renowned Carsington Water, perfect for those in search of outdoor activities both in and out of the water. 15 minutes away to the east and west of the village, are the bustling market towns of Ashbourne and Belper. Ashbourne is undergoing a major regeneration programme to boost the town's vibrancy, vitality and economic prosperity. The cobbled streets and array of independent shops and cafes makes for a great afternoon out. Belper is rich with historic architecture, Art deco cinema, convenient train station and has an array of friendly shops and cafes.



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## **The Durham Wheeldon Way, Hulland Ward Ashbourne**

- NEW PRICE!
- Air Source heat pump
- Opportunity for personalisation - Make this your dream home!
- High specification finish throughout
- Chimney has been lined to accept wood burning stove

Tenure: Freehold EPC Rating: Exempt

from **£750,000**



Please note the marker reflects the postcode not the actual property

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