



The Kingsley Wheeldon Way, Hlland Ward Ashbourne DE6 3FZ

welcome to

The Kingsley Wheeldon Way, Hulland Ward Ashbourne

£20,000 INCENTIVE if reserved before 30th June! The Kingsley- An attractive property with plenty to offer. Over 1900sqft of living space with the ability to bespoke to your DREAM home!. Viewing is ESSENTIAL.



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, EN SUITE 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

19' 8" x 12' 4" (5.99m x 3.76m)

Currently set up as a spacious living room with feature fireplace and large window to the front of the property. Subject to timing purchasers may wish to add a set of glass doors or even remove the wall entirely.

Kitchen/Dining Room

37' 1" x 11' 5" (11.30m x 3.48m)

An impressive kitchen by Elgar Kitchens flows into a wonderfully bright dining room complete with French doors onto the rear garden.

Utility Room Reception Hall

Entry to the reception hall is from a covered porch, with access to all downstairs rooms and an internal door to the double garage.

Bedroom 1

12' 8" x 13' 3" (3.86m x 4.04m)

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

Bedroom 2

10' 2" x 13' 6" (3.10m x 4.11m)

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

ensuite.

Bedroom 3

9' 10" x 13' 8" (3.00m x 4.17m)

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

Bedroom 4

13' 8" x 8' 7" (4.17m x 2.62m)

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

Bedroom 5

18' 4" x 8' (5.59m x 2.44m)

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

Family Bathroom

8' 11" x 8' 9" (2.72m x 2.67m)

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

Double Garage

15' 3" x 16' (4.65m x 4.88m)

A double garage with both an internal and external 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.



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welcome to

The Kingsley Wheeldon Way, Hulland Ward Ashbourne

- **20,000 incentive to spend your way if you reserve before the end of June
- High specification finish
- 5 bedroom detached home
- 10 year new home warranty
- Fantastic village location

Tenure: Freehold EPC Rating: Exempt

from

£725 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106602 - 0002

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