



**The Redford Wheeldon Way, Hlland Ward Ashbourne DE6 3FZ**



**welcome to**

**The Redford Wheeldon Way, Hulland Ward Ashbourne**

The Redford is a handsome three- bedroom DETACHED home with an abundance of space for the family, having 1400sqft of living space mean you get 3 DOUBLE ROOMS, Kitchen Diner with UTILITY and a LARGE Lounge. Call to ARRANGE your VIEWING!



## 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\*

### B BATHROOM, E N S U I T E AND WC

- Bathrooms, en suites and WC fitted with contemporary sanitary 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

### DECORAT I V E AND I N T E R N A L F I N I S H

- 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)

### E X T E R N A L F I N I S H

- 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- E F F I C I E N C Y , HEAT I N G A N D I N S U L A T I O N

- 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

10' 1" x 25' 6" ( 3.07m x 7.77m )

An impressive space, this living room offers opportunities and space for all the family, the French doors onto the rear garden adding light.

### Kitchen/ Dining Room

25' 6" x 10' 5" ( 7.77m x 3.17m )

This considerable attractive kitchen by Elgar Kitchens leads seamlessly onto the dining area at the rear of the property where you will find access onto the rear garden through French doors.

### Utility

8' 8" x 6' 8" ( 2.64m x 2.03m )

A valuable separate utility room with access to the rear garden and plumbing for washing machine.

### Reception Hall

The reception hall is accessed through a covered front porch with access to all the downstairs rooms and a separate WC.

### Bedroom 1

10' 1" x 20' 3" ( 3.07m x 6.17m )

This notable master suite offers an abundance of space along with a separate en suite and a dressing area.

### Bedroom 2

10' 6" x 13' 3" ( 3.20m x 4.04m )

A lovely double bedroom with dormer windows that

draw in natural light.

### Bedroom 3

10' 4" x 8' 5" ( 3.15m x 2.57m )

A pleasant room at the rear of the property overlooking the garden.

### Family Bathroom

6' 9" x 6' 4" ( 2.06m x 1.93m )

A fully fitted bathroom with tiled flooring and all the amenities you need.

### Single Garage

18' 5" x 9' 9" ( 5.61m x 2.97m )

### 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. Whether you would like to hire bikes for the family, horse riding, seeking solace through fishing, adventurous water sports or just taking a leisurely stroll around the interactive exhibition. 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.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106605](https://bagshawsresidential.co.uk/Property/ABN106605)



**welcome to**

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

- An exclusive development by respected family developer; Guild Homes
- Stunning village location
- Three bedroom detached home with EN-SUITE to the Main Bedroom
- Show home available
- 10 year New Home Warranty from Premier Guarantee

Tenure: Freehold EPC Rating: Exempt

from



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106605](https://bagshawsresidential.co.uk/Property/ABN106605)



Property Ref:  
ABN106605 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01335 346677**



[Ashbourne@bagshawsresidential.co.uk](mailto:Ashbourne@bagshawsresidential.co.uk)



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**