



Firs Avenue, Hulland Ward Ashbourne DE6 3FS

welcome to

Firs Avenue, Hulland Ward Ashbourne

A two bedroom detached bungalow situated in a sought after location, connected to gas central heating and mains electricity and water. The property additionally offers a wet room, driveway, carport, garage and enclosed rear garden.



Entrance Hall

8' 4" x 3' 9" (2.54m x 1.14m)

Entering the property from the side elevation and into the hallway, the space provides access to the kitchen, living room, wet room and the two bedrooms. A useful airing cupboard and two radiators are also provided in the space.

Lounge

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

The lounge is carpeted with a decorative arched recess which is fitted with a useful storage cupboard. The room is flooded with natural light coming from the sliding glass doors that open out into the conservatory. A feature gas fire with wooden mantle piece surround and marble look hearth is to one wall, with the opposite having two radiators. Decorative wall lights complete the room.

Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)

The carpeted kitchen has wall and base units complete with roll edged work tops, gas hob, integrated oven and a half sink with a chrome mixer tap over. The useful window looks out to the side of the property and into the carport. The spot lighting with panelled ceiling adds charm in addition to the decorative tiles to the walls. The kitchen also houses the boiler.

Conservatory

12' 3" x 9' 2" (3.73m x 2.79m)

A bright and good sized room, ideal for extending your living space. Great for showcasing the views over the garden as well as the Derbyshire countryside beyond. Sliding glass doors seamlessly connect the conservatory to the main living room creating a great flow. Additional side access into the garden provides practicality.

Bedroom One

15' 2" plus recess x 9' 11" (4.62m plus recess x 3.02m)

This bedroom has a beautiful bay window to allow plenty of natural light and serves as a central feature of the room with views over the well kept front

garden, a radiator is directly beneath. Carpet and wallpaper to decorate.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

This bright room has the added benefit of a built in wardrobe, window to the front overlooking the front garden and carpeted flooring.

Wet Room

The room is flooded with natural light from the side window and features an extractor fan, wall tiles, white pedestal basin and WC.

Front Garden

The front garden features a lawn which is bordered by mature shrubs and plants. There is also a side driveway that leads to a single garage along with a useful carport.

Rear Garden

The rear garden provides stunning views over the picturesque Derbyshire countryside which can be seen from the patio area. The space is a tranquil retreat ideal for garden furniture and al fresco dining. Thoughtfully landscaped with raised beds that holds mature shrubs and plants. An outside tap adds convenience for gardening and gated access ensures easy entry. A great space to relax and soak in the natural beauty.

Garage

16' 1" x 7' 10" (4.90m x 2.39m)

The garage has a window to the side as well as power and lighting.



check out more properties at bagshawsresidential.co.uk



welcome to

Firs Avenue, Hulland Ward Ashbourne

- Detached Bungalow
- Village Location
- Two Bedrooms
- Driveway
- Carport

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

offers in the region of

£220,000



Please note the marker reflects the
postcode not the actual property

check out more properties at bagshawsresidential.co.uk



Property Ref:
ABN106553 - 0006

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.

Not for marketing purposes INTERNAL USE ONLY



01335 346677



Ashbourne@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk