



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

welcome to

The Richmond Wheeldon Way, Hulland Ward Ashbourne

THE RICHMOND*** SPACIOUS 4 DOUBLE BEDROOMED HOME***1794SQFT OF LIVING***BESPOKE BUILDER*** PICK AND DESIGN YOUR OWN PERFECT KITCHEN***ASSITED MOVE AVAILABLE*** STUNNING VIEWS***Call us now for more information and 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*

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

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.

Living Room

18' 4" x 11' 1" (5.59m x 3.38m)

This large separate living room currently leads to the open- plan kitchen/dining room through glass French doors. Subject to timing the purchaser may wish to open this space to further enhance the open plan living in this property.

Kitchen/Dining Room

14' 5" x 27' 6" (4.39m x 8.38m)

An impressive kitchen by Elgar Kitchens complete with French doors onto the rear garden and the added space of the dining room.

Study

14' 5" x 9' 4" (4.39m x 2.84m)

This large separate study is a superb addition to this property, with opportunities for the purchaser to use as a playroom or craft room to suit their individual needs.

Utility

9' 4" x 5' 8" (2.84m x 1.73m)

A separate utility adjacent to the kitchen with outside access is a useful addition to this property.

Reception Hall

Entry to the reception hall is from a covered porch, with access to the living spaces and a separate WC.

Bedroom 1

17' 6" x 9' 4" (5.33m x 2.84m)

Overlooking the rear garden this spacious double bedroom also benefits from a private en suite shower room.

Ensuite

Fully fitted en-suite with a range of tiles to choose from for that extra personalisation.

Bedroom 2

12' 2" x 12' 5" (3.71m x 3.78m)

This bright double bedroom benefits from private access onto the family bathroom and overlooks the private rear garden.



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welcome to

The Richmond Wheeldon Way, Hulland Ward Ashbourne

- An Exclusive Development by Respected Family Developer; Guild Homes
- 10 Year New Home Warranty From Premier Guarantee
- Bespoke Builder- Options to Personalise inside to create your DREAM home
- Stunning Countryside Views
- Exceptional, High Quality Finish Through out

Tenure: Freehold EPC Rating: Exempt

from



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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