

Ashes Avenue

Hulland Ward, Ashbourne, DE6 3FT

John
German



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£335,000

Three-bedroom detached bungalow in a quiet location with stunning countryside views. Features include a modern shower room, garden room, spacious driveway, private rear garden, garage/workshop, and no upward chain. Walks and local amenities nearby.

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Located in the sought-after village of Hulland Ward, this property is a well-presented three-bedroom detached bungalow offering comfortable ground floor living with no upward chain. The property enjoys a peaceful setting with far-reaching views across open countryside and has countryside walks available directly from the doorstep. Ideal for couples looking for a quieter lifestyle. Internally, the property features three bedrooms, a modern shower room, lounge, garden room and a functional kitchen. Outside, there is driveway parking to the front and side, a private rear garden offering a good degree of seclusion, and a single garage that could also serve as a workshop/gym. The location offers convenient access to nearby towns including Ashbourne, Belper, and Wirksworth, with Carsington Water also a short drive away. Village amenities such as a pub, shop, and farm shop are all within easy reach, making this an excellent option for those seeking low-maintenance, single-level living.

A uPVC door opens into the entrance porch, laid with engineered oak flooring and providing access to the bedrooms, shower room, and lounge. There is also access to the loft.

The principal and second bedrooms are both generous doubles, each featuring engineered oak flooring and offering ample space for freestanding furniture. The third bedroom is a comfortable single, currently used as a study, and offers versatility for use as a home office or guest room.

The modern shower room is finished with tiled flooring and includes a wash hand basin with chrome mixer tap set over vanity base cupboards, a low-level WC, and a double shower unit with a chrome mains-fed shower, rainfall head, and handheld attachment. There is also a ladder style heated towel rail.

The lounge continues the engineered oak flooring and is centered around a feature fireplace with an electric fire and granite effect hearth. The room benefits from far-reaching countryside views, creating a bright and relaxing living space.

Leading off the lounge, the garden room has tiled flooring and enjoys an outlook over the rear garden, with uPVC French doors opening directly outside-an ideal space for dining.

The kitchen is fitted with rolled-edge preparation surfaces and a double circular stainless-steel sink and drainer with chrome mixer tap and tiled splashbacks. There is a range of base units with cupboards and drawers, an integrated electric fan-assisted oven and grill, a Bosch electric hob with extractor above, and space for a fridge and separate freezer. Wall-mounted cupboards offer further storage, one of which houses the boiler. A uPVC door provides side access.

Externally, the property offers a spacious private tarmac driveway to the front and side, providing parking for multiple vehicles, alongside a well-maintained lawn. To the side, a private patio seating area offers stunning countryside views.

The private rear garden is neatly landscaped with a lawn, mature fruit trees, hedges, and planting. A paved seating area and a raised pond create a peaceful outdoor setting with views of the surrounding countryside.

The detached single garage offers flexible use as a workshop or gym, with power, lighting, and bi-folding wooden doors. An attached timber potting shed provides additional garden storage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

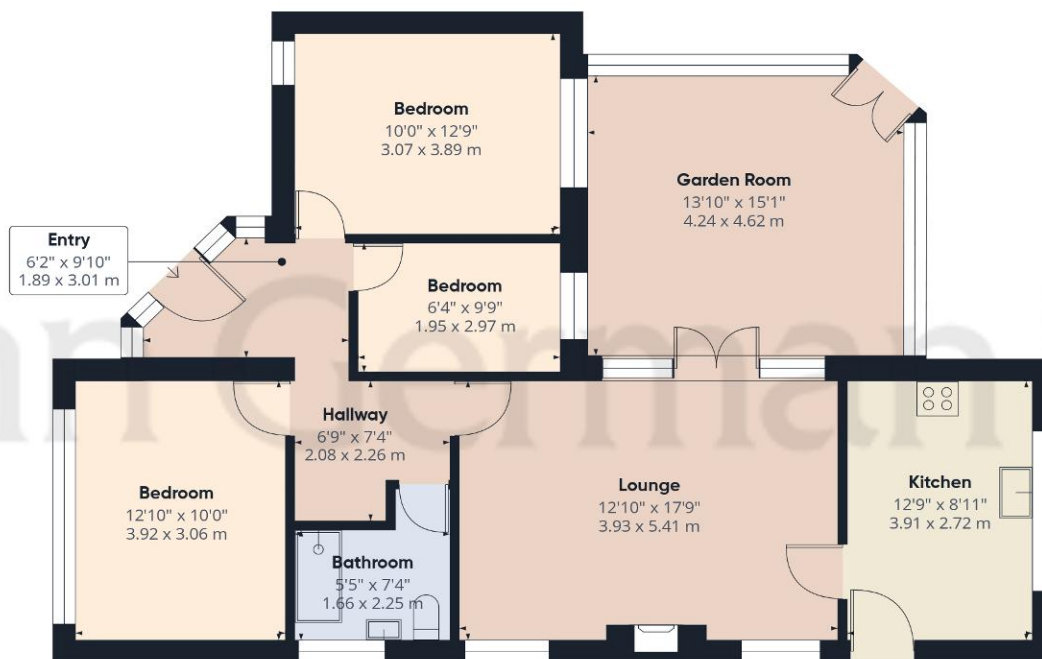
Our Ref: JGA/09052025

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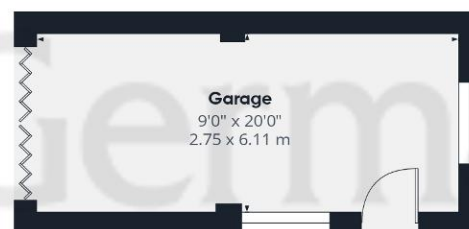


Ground Floor Building 1

Approximate total area⁽¹⁾

1205 ft²

112 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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