

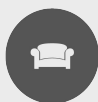


5 Bed House - Detached

7 Darne Mews, Hulland Ward, Ashbourne DE6 3GQ
Offers In Excess Of £699,995 Freehold



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- Superb Detached Contemporary Home
- High Specification & Beautifully Presented
- Around 2270 Square Feet of Living Accommodation
- Underfloor Heating, Air Circulation System, Gas Central Heating & Double Glazing
- Entrance Hallway, Cloaks WC & Spacious Lounge with Bi-Folding Doors
- Superb Contemporary Open Plan Living Dining Kitchen & Utility Room
- Five Double Bedrooms
- Two Contemporary Bathrooms & En-Suite Wet Room
- Two Driveway Parking Areas, Double Detached Garage & Landscaped Gardens
- Close to Open Countryside & Carsington Water

STUNNING CONTEMPORARY HOME – A most attractive five double bedroom, stone built family home offering around 2270 square feet of beautifully appointed contemporary styled living accommodation over three floors. Located in the exclusive Darne Mews development situated in the ever sought after village location of Hulland Ward. Built by renowned local luxury home developer, Blueline Homes, the properties are perfectly situated for easy access into both Ashbourne and Belper and also benefit from having easy transport links into the city of Derby.

This highly appealing and attractive stone-built detached home offers gas central heating, underfloor heating, double glazing and a Heatrae Sadia air circulation system. The accommodation is approached via the canopy entrance porch to the entrance hallway, cloaks wc,,superb contemporary open-plan living dining kitchen, and a separate utility room.

The first floor landing leads to a master bedroom with en-suite shower room, a further double three bedrooms and a contemporary bathroom.

The second floor landing leads to guest bedroom five with most spacious contemporary en-suite bathroom with four piece suite and jacuzzi bath.

Outside the property benefits from double width driveway leading to a detached double garage with ample parking to the front, further ample parking space. The double garage also has a boarded loft room accessed by internal ladder. This property offers delightful landscaped gardens with generous lawn, paved seating area and impressive composite decked seating area with inset LED lighting.

LOCATION

It is most conveniently in heart of the popular Derbyshire of the village of Hulland Ward which has a good range of local facilities including the village primary school but is also well placed for ready access to main employment centres (Derby, Ashbourne, Matlock, Belper etc) as well as the renowned Carsington Water and the beautiful countryside of the Derbyshire Dales and Peak District,

THE ACCOMMODATION

GROUND FLOOR

Entrance through engineered Oak contemporary double opening front doors with double glazed inset panels and brushed stainless steel handles and matching side panel window. This leads into:

Entrance Hallway

12'9 x 11'0 (3.89m x 3.35m)

Having ceramic tiled floor with underfloor heating, recessed LED downlighters, smoke alarm, ornate coving to ceiling, contemporary staircase leading through to the first floor landing with Oak handrail and inset glazed panelling. There is also a built in storage cupboard housing the boiler for the underfloor heating. Engineered Oak doors give access through to the downstairs WC, lounge and breakfast kitchen.



Contemporary Downstairs WC

Fitted with a two piece white ceramic suite comprising; low level WC with chrome push button flush, ceramic wash hand with chrome mono-bloc mixer tap and grey wood grain finish vanity unit below with double opening drawers, ceramic tiled floor with underfloor heating, recessed LED downlighters and extractor fan.



Stylish Lounge

20'10 x 12'8 (6.35m x 3.86m)

Having beautiful contemporary feature chimney breast with slate effect tiling, inset Stovax log burner and built in log store. Also having engineered Oak floor, three wall light points, coving to ceiling, UPVC double glazed windows to the front elevation and aluminium double glazed bi-folding doors giving access through to the rear garden area. Engineered Oak double opening doors lead through to:



Superb Open Plan Living Dining Kitchen

23'8 x 14'9 (7.21m x 4.50m)



Dining Area

Fitted with ceramic tiled floor with underfloor heating, ornate coving to ceiling, recessed LED downlighters and aluminium double glazed bi-folding doors giving access through to the rear garden.



Superb Contemporary Breakfast Kitchen

14'8 x 12'3 into recess (4.47m x 3.73m into recess)

The kitchen is fitted with a superb contemporary range of units comprising; white high gloss handle-less design units with dark wood effect cupboard fronts, white quartz work surface with matching splashbacks and built in drainage grooves built into the work surface with undermounted Blanco stainless steel sink with swan neck style mixer tap with extendable hose, feature recessed shelving built into the walls with LED downlighters and recessed LED downlighters to ceiling. Also having central dining island, again with white quartz work surface over and built in base cupboards, drawer units, Siemens five ring induction hob and Siemens stainless steel extractor over. Integrated appliances comprise; integrated tall fridge, integrated tall freezer, Siemens integrated electric oven, combination oven and warming drawer and built in shelving below. Smoke alarm, UPVC double glazed window to the rear elevation and ceramic tiled floor with underfloor heating. An engineered Oak door leads through to:



Utility Room

10'0 x 5'8 (3.05m x 1.73m)

Fitted with a range of white high gloss units with handle-less design and quartz work surface over with built in drainage grooves and undermounted Blanco stainless steel sink with Blanco chrome swan neck style mixer tap. Low level appliance space with plumbing for automatic washing machine, integrated tumble dryer, wall mounted electrical fuse box, extractor fan, wall mounted Ideal Logic combination boiler, ceramic tiled floor with underfloor heating, UPVC obscure double glazed door leading to the side pathway and built in boiler cupboard housing the pressurised hot water cylinder and offering useful storage.



FIRST FLOOR

Landing

Having contemporary grey matt finish radiator, ornate coving to ceiling, recessed LED downlighters, smoke alarm and contemporary staircase with solid Oak handrail and inset glass panelling. Engineered Oak doors give access through to master bedroom, bedroom two, bedroom three, bedroom four and bathroom.



Master Bedroom

20'9 max into wardrobe depth x 12'9 into wardrobe (6.32m max into wardrobe depth x 3.89m into wardrob)

Having two grey matt finish contemporary radiators, UVC double glazed dual aspect windows to the front and rear elevations, recessed LED downlighters, built in double wardrobes with engineered Oak sliding door with double hanging rails and an engineered Oak door gives access through to:



En-Suite Wet Room

7'6 x 6'3 (2.29m x 1.91m)

Fitted with a four piece suite comprising: double walk in shower with two chrome rain shower heads above, chrome recessed shower controls, ceramic tiled floor with drainage, low level WC with chrome push button flush, contemporary style wash hand basin with chrome mono-bloc mixer tap with tiled splashbacks, modern chrome ladder style heated towel, recessed LED downlighter, extractor fan, wall mounted LED backlit mirror and UPVC double glazed window to the front elevation.



Bedroom Two

15'7 max x 12'5 max (4.75m max x 3.78m max)

Having a feature apex vaulted ceiling with feature apex UPVC double glazed windows with built in remote control blinds, two grey contemporary matt finish tubular radiators, TV point and recessed LED downlighters.



Bedroom Three

11'4 x 10'3 (3.45m x 3.12m)

Having grey matt finish contemporary radiator and UPVC double glazed window to the front elevation.



Bedroom Four

11'4 x 10'3 (3.45m x 3.12m)

Having grey matt finish contemporary radiator and UPVC double glazed window to the rear elevation.



Contemporary Bathroom

7'5 x 6'4 (2.26m x 1.93m)

Fitted with a contemporary three piece suite comprising; tiled in bath with glazed shower screen, chrome recessed shower unit with shower attachment, contemporary sink with chrome mono-bloc mixer tap, low level WC with chrome push button flush, ceramic tiled splashbacks, shaver point, ceramic tiled floor, modern chrome ladder style heated towel rail, extractor fan, recessed LED downlighters and UPVC obscure glazed window to the front elevation.

SECOND FLOOR

The contemporary staircase with Oak handrail and inset glass panelling leading through to the second floor landing.

Landing

Having grey matt finish contemporary radiator, built in storage cupboard, Velux double glazed window to the front elevation with built in blinds, wall mounted heating control and engineered Oak doors giving access through to bedroom five and superb bathroom.

Bedroom Five

16'9 reducing to 12'8 x 11'8 (5.11m reducing to 3.86m x 3.56m)

Having grey matt finish contemporary radiator, TV point, Velux double glazed windows to the front and rear elevations with built in blinds and built in storage cupboard built into the eaves.



Superb Contemporary Bathroom

11'6 x 11'8 into eaves (3.51m x 3.56m into eaves)

Fitted with a white four piece suite comprising; large jacuzzi bath which has been tiled in with tiled shelf and splashback areas, inset built in TV, chrome Hudson Reed water heating controls, low level WC with chrome push button flush, single width shower with chrome recessed shower controls with rain shower head above, ceramic wash hand basin with ceramic tiled splashback built into a dark wood grain finish vanity unit with drawer unit and cupboard below, contemporary sink unit with chrome Hudson Reed mono-bloc mixer tap, modern chrome ladder style heated towel rail, ceramic tiled floor, recessed LED downlighters and Velux double glazed windows to the front and rear elevation both with built in blinds.



OUTSIDE



Front

The property has a tarmacadam driveway providing off road car standing for two vehicles and also leading through to a detached double garage. There is also a further parking area located at the front of the property with space for two cars. Also having a lawned section of garden and a timber framed shed.



Detached Double Garage

17'7 x 16'0 (5.36m x 4.88m)

With electric up and over door, power, light, side personal access door, ladder access through to

Useful Games Room/Play Area

16'0 x 9'7 (4.88m x 2.92m)

Having power and light.

Side

There is a paved pathway which runs the full width of the property with timber gated access to both sides of the property and leading through to the enclosed rear garden. The front pathway also has access through to the gas and electric meters.

Rear Enclosed Garden


To the rear of the property there is a beautiful paved outdoor seating area with area laid to lawn, laurel hedge and fence panelled boundary. The paved pathway to the left hand side of the property leads through to a further composite decked outdoor seating area with outside LED lighting and also gives access to the lawned area. Also having outside lighting and outside cold water tap.





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	