



4 Bed House - Detached

Holly House, 24 Bullhurst Lane, Weston Underwood, Ashbourne DE6 4PA
Offers Around £550,000 Freehold



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- Highly Appealing Detached Property
- Ecclesbourne School Catchment
- Countryside Views
- Lounge, Dining Room, Study
- Living Kitchen/Dining Room
- Four Bedrooms, Family Bathroom
- Pleasant Gardens
- Driveway & Double Garage
- Sought-After Village Location
- Easy Access to Duffield, Kedleston, Derby & Ashbourne

ECCLESBOURNE SCHOOL CATCHMENT AREA - This four bedroom detached property with double garage is set along a pleasant country lane within the sought-after village of Weston Underwood.

Special note - There is a school bus to both Ecclesbourne School in Duffield and Queen Elizabeth's Grammar School Ashbourne which collects and drops off in the village.

The Location

The picturesque village of Weston Underwood is approximately 6 miles north of Derby City Centre and 7 miles from the famous market town of Ashbourne, known as the Gateway to the Peak District National Park with famous landmarks including Dovedale and Chatsworth House a short drive away. Carsington Water, a hub for water sports activity and cycling is approximately 20 minutes away. Kedleston Hall, a famous National Trust property is located in an adjoining village less than 2 miles away, where you will also find a renowned golf club which annually hosts the regional qualifiers for the British Open.

Weston Underwood boasts a fantastic, small independent farm shop and in the next village of Mugginton, a short walk away of under 15 minutes (1 mile), there is a very highly regarded primary school & a superb gastro pub, 'The Cock Inn' (Winner of the best Derbyshire pub 2022 by The National Bar and Pub Awards). Both are accessible by road and over field by foot. There are many other delightful local walks around the house, all with beautiful stretching views.

The house is situated in the catchment area for the nationally recognised secondary school; 'The Ecclesbourne School' in Duffield. Duffield is approximately 4 miles away and provides an excellent range of amenities including shops, a wine bar, pubs, medical centre and train station. Other well regarded schools in short distance include The Queen Elizabeth School, Ashbourne (QUEGS)

Accommodation

Ground Floor

Entrance Hall

7'9" x 6'5" (2.38 x 1.96)

With double glazed entrance door and side double glazed window, tiled flooring, radiator, under-stairs storage cupboard and split-level staircase leading to first floor.

Cloakroom

4'5" x 3'10" (1.35 x 1.19)

With low level WC, washbasin, matching tiled flooring, heated chrome towel rail/radiator and double glazed obscure window.

Lounge

22'9" x 11'10" (6.94 x 3.63)

With inset log burning fire, two radiators, open square archway leading into dining room, double glazed bow window with deep windowsill and aspect to front and double glazed sliding patio door opening onto patio and garden.



Dining Room

13'9" x 9'7" (4.21 x 2.93)

With radiator, double glazed bow window with aspect over rear garden and integral door giving access to living kitchen/dining room.



Kitchen/Dining Room

23'9" x 9'10" (7.24 x 3.02)

Dining Area

With tiled flooring, open space leading into kitchen area and double glazed sliding patio door opening onto patio and rear garden.



Kitchen Area

With inset single sink unit with mixer tap, wall and base units with granite worktops, Aga with concealed extractor hood, built-in electric fan assisted oven, built-in microwave, integrated dishwasher, integrated washing machine, matching tiled flooring, double glazed window, open space leading into dining area, concealed worktop lights and space for fridge/freezer.



Study

14'10" x 7'11" (4.54 x 2.42)

With radiator, double glazed sliding patio door opening onto paved patio and rear garden and integral door giving access to double garage.

First Floor

Landing

With radiator, access to roof space and double glazed window to front.

Bedroom One

15'0" x 11'10" (4.58 x 3.62)

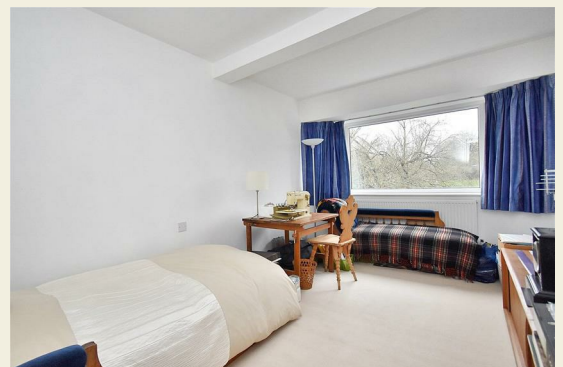
With radiator, double glazed window to side and double glazed window to rear.



Bedroom Two

14'0" x 9'7" (4.29 x 2.93)

With radiator and double glazed bay window with aspect to rear.



Bedroom Three

16'5" x 9'10" (5.01 x 3.02)

With radiator and double glazed window to rear.



Bedroom Four

11'9" x 8'3" (3.60 x 2.53)

With radiator and double glazed window to front.



Family Bathroom

10'0" x 7'8" (3.05 x 2.34)

With bath with shower over, pedestal wash handbasin, bidet, low level WC, tiled splash-backs, heated chrome towel rail/radiator and two double glazed windows.



Front Garden

The property is set back from the pavement edge behind a low maintenance gravelled fore-garden with shrubs and bushes.

Rear Garden

To the rear of the property is a generous sized lawned rear garden with a varied selection of shrubs, plants, trees and patio.



Driveway

A tarmac driveway provides car standings spaces for two/three cars and leads to an integral double garage.

Double Garage

18'1" x 15'4" (5.52 x 4.69)

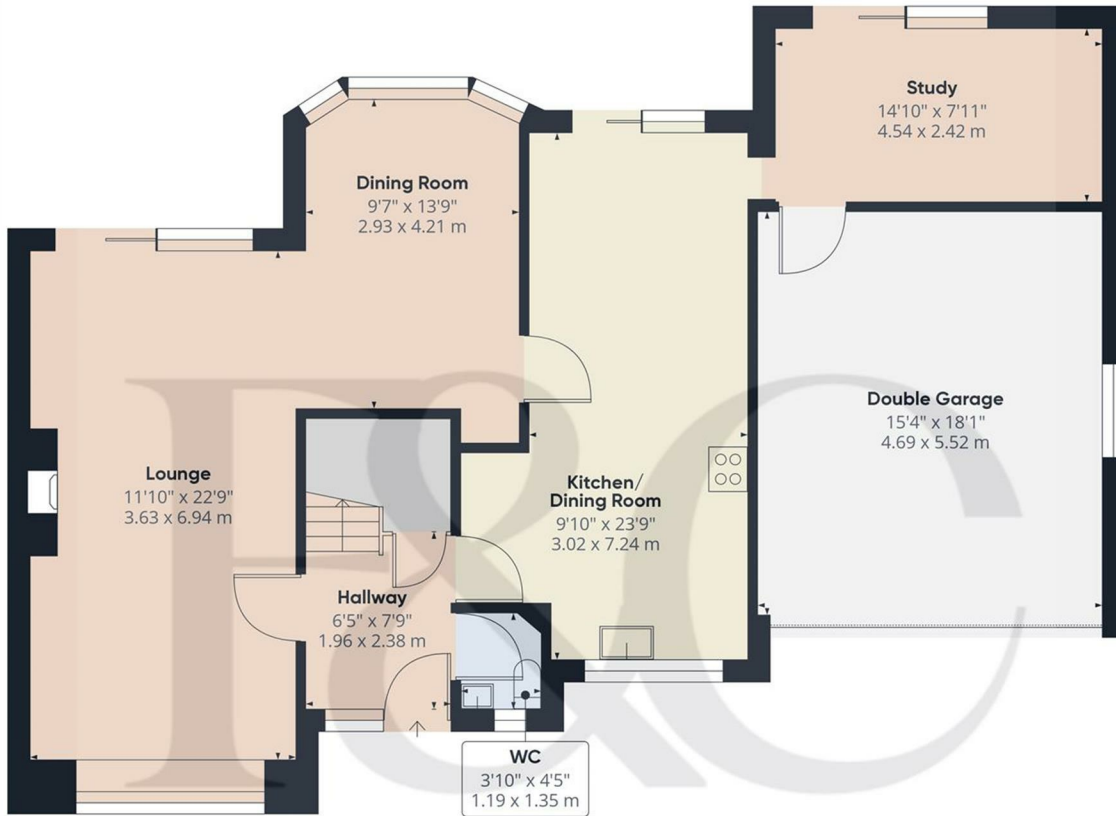
With concrete floor, boiler, power and lighting, roof space providing storage, double glazed window, double glazed door giving access to property and electric roll up front door.

Solar Panels

The property benefits from electric solar panels.

Council Tax Band - G

Amber Valley



Floor 0

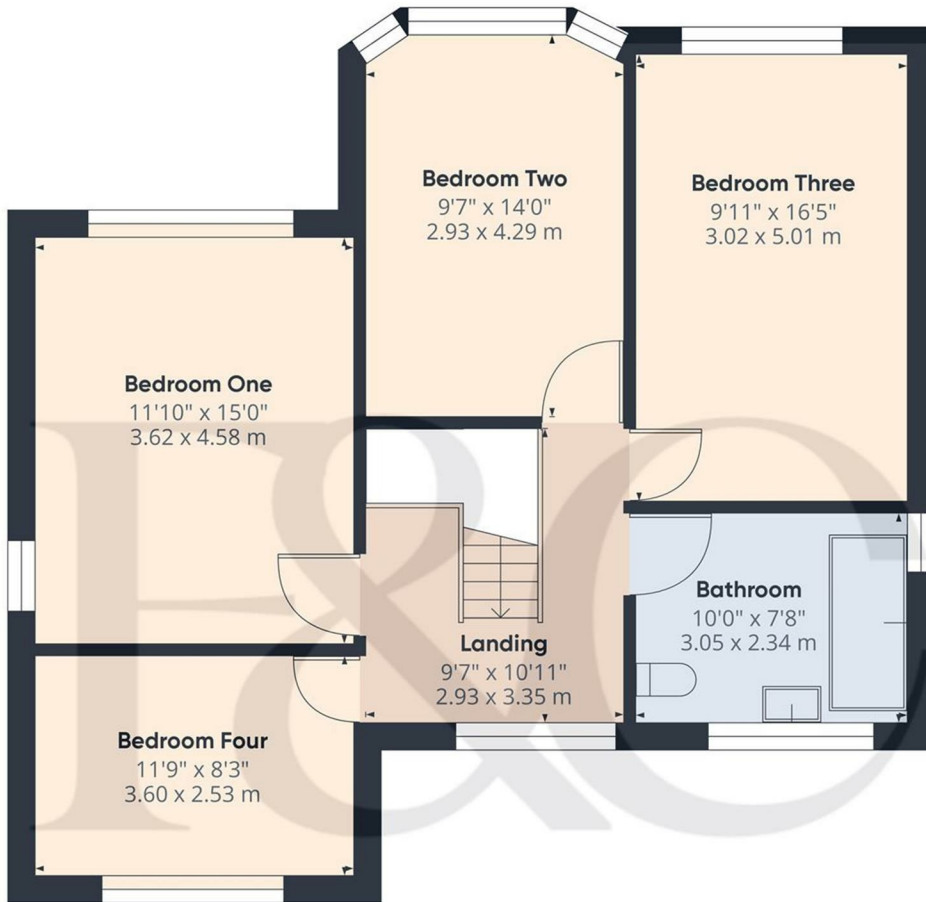
Approximate total area⁽¹⁾
 1192.35 ft²
 110.77 m²

(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.

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Floor 1

Approximate total area¹⁾
 735.78 ft²
 68.36 m²

(1) Excluding balconies and terraces

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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	

80 → 85

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		
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