

Fletcher & Company

21 Wheeldon Way, Hulland Ward, Ashbourne, DE6
3FZ

Offers Around £350,000

Freehold



- Extremely Spacious Detached Bungalow
- Fine Elevated Position with Impressive Views in the Distance
- Gas Central Heating & Double Glazing
- Spacious & Versatile Accommodation
- Entrance Hall
- Large Lounge/Dining Room
- Fitted Kitchen
- Four Bedrooms, Shower Room
- Driveway & Larger Than Average Garage
- Landscaped Rear Garden with Fabulous Open Views





Summary

An extremely spacious four bedroom detached bungalow occupying a fine elevated position with impressive views in the distance.

This is an excellent opportunity to acquire a particularly well positioned four bedroom detached bungalow. The property is extremely spacious and versatile and benefits from gas central heating and double glazing with a spacious entrance hall, large lounge/dining room, fitted kitchen, four bedrooms and shower room.

The property occupies an elevated position with a low maintenance fore-garden and adjacent driveway providing ample off-road parking with access to a larger than average garage with remote door. To the rear of the property is a two-tier landscaped garden with lower level patio, upper lawn and as mentioned, offers very impressive open views.

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The Location

Hulland Ward is a popular village offering amenities including a primary school, pub and beautiful walks in the surrounding open countryside. Easy access to the market town of Ashbourne is available with a selection of cafes, restaurants and shops. The property is also within close proximity of the beautiful Carsington Water and also offers easy access to Derby city centre and major transport links.

Accommodation

Entrance Hall

9'2" x 8'10" (2.80 x 2.71)

Panelled double glazed and leaded entrance door with glazed sidelight provides access into the entrance hall with two central heating radiators, decorative coving, access to loft space and panelled door to the airing cupboard housing the gas-fired boiler.

Lounge/Dining Room

21'10" x 12'2" (6.66 x 3.73)

With central heating radiator, decorative coving, double glazed window to the front offering magnificent views in the distance overlooking Derbyshire countryside towards Alport Heights and multipaned door to the kitchen.



Kitchen

15'7" x 7'8" (4.75 x 2.36)

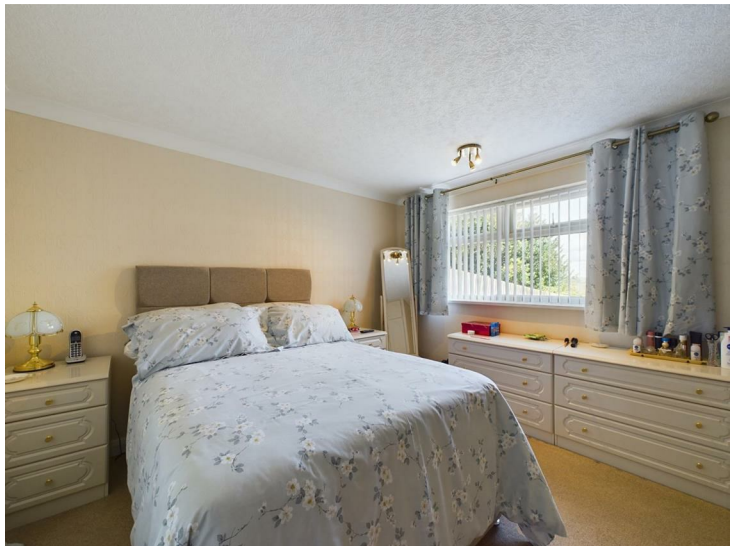
With a granite effect preparation surface with matching upstand, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers with complementary wall mounted cupboards, appliance spaces suitable for a fridge/freezer and washing machine, integrated Neff double oven with grill, inset four plate gas hob with extractor hood over, central heating radiator, decorative coving, double glazed windows to the side and front, the latter offering fabulous views and panelled and double glazed door to the side.



Bedroom One

12'5" x 11'3" (3.80 x 3.44)

With central heating radiator, fitted wardrobes, decorative coving and double glazed windows to the front and rear.



Bedroom Two

11'11" x 8'4" (3.64 x 2.55)

With central heating radiator, decorative coving and double glazed window to the rear.



Bedroom Three

10'10" x 6'11" (3.31 x 2.13)

With central heating radiator, decorative coving and double glazed window to the side.



Bedroom Four

7'10" x 7'8" (2.40 x 2.35)

With central heating radiator, decorative coving and double glazed French doors opening onto the garden.

Shower Room

7'8" x 5'6" (2.36 x 1.70)

Fully tiled with a white suite comprising low flush WC, half pedestal wash handbasin, double shower cubicle, central heating radiator, recessed ceiling spotlighting and double glazed window to the side.



Outside



Garden

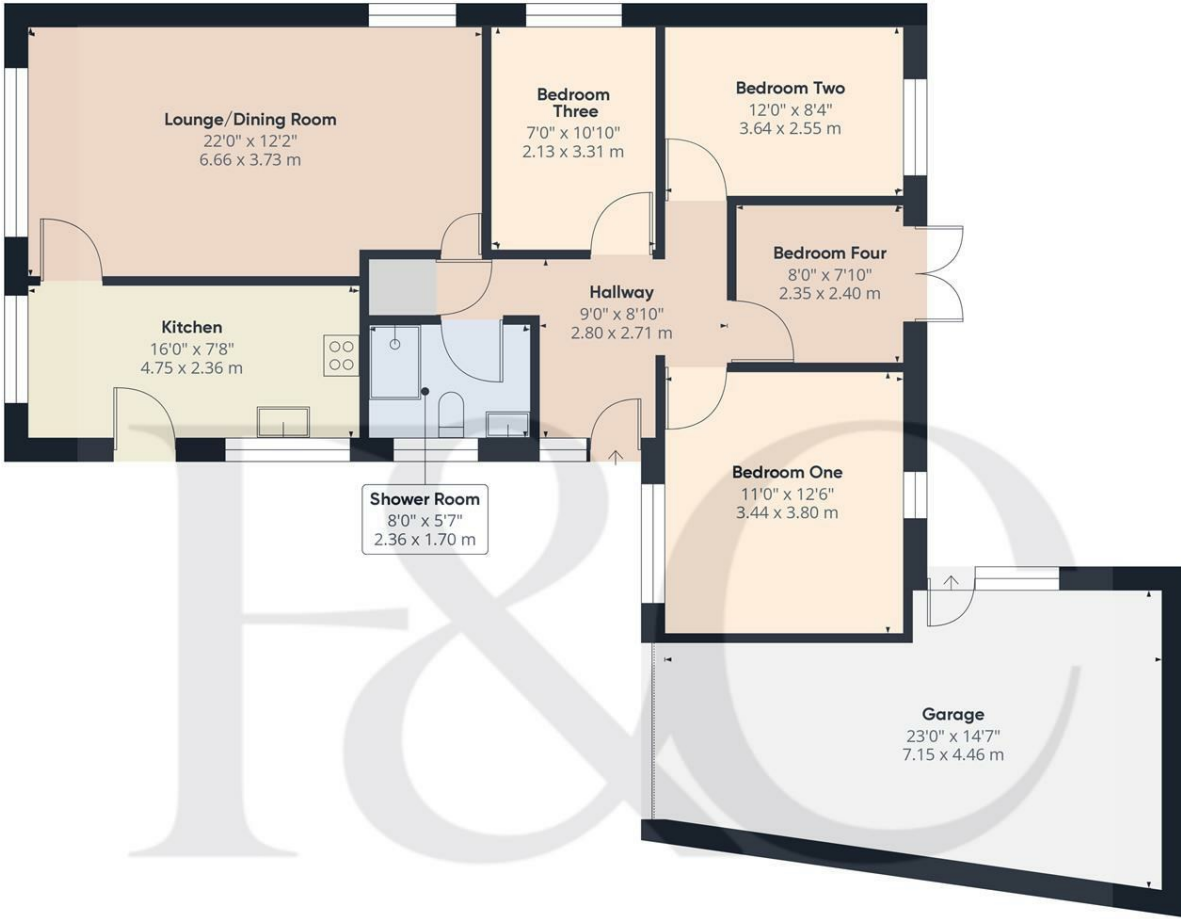
The property occupies a particularly nice plot towards the end of Wheeldon Way, affording impressive views over the neighbouring rooftops towards rolling countryside in the distance, set on an elevated plot with a low maintenance fore-garden. The adjacent driveway offers ample off-road parking with access to a larger than average garage with electric door, workshop to the rear and pedestrian door to the rear garden.

To the rear of the property is a two-tier garden featuring a lower level patio/seating area and steps leading up to an elevated lawn with a further patio area surrounded by mixed hedging and well stocked borders.

Garage

23'5" x 14'7" (7.15 x 4.46)

Council Tax Band D - Derbyshire Dales



Approximate total area⁽¹⁾
1188.44 ft²
110.41 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

21 Wheeldon Way
Hulland Ward
Ashbourne
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Council Tax Band: D
Tenure: Freehold

