



## 2 Bed Bungalow - Detached

14 Eaton Close, Hulland Ward, Ashbourne DE6 3EX  
Offers Around £235,000 Freehold



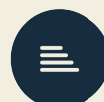
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- Lovely Detached Bungalow
- Cul-de-sac Location - Far-Reaching Views
- Gas Central Heating & Double Glazing
- Lounge with Feature Fireplace
- Fitted Kitchen & Dining Room
- Garden Room
- Two Bedrooms & Shower Room
- Pleasant Gardens
- Large Driveway
- Brick Detached Garage ( 30'10" x 9'4" )

A lovely, two bedroom detached bungalow with private garden occupying a popular cul-de-sac location with far-reaching views, benefitting from a driveway and large garage.

The gas central heated and double glazed living accommodation briefly consist of lounge with feature fireplace with inset gas fire, dining room, fitted kitchen, inner lobby, two bedrooms, garden room and fitted shower room.

A large driveway leads to a brick tandem detached garage ( 30'10" x 9'4" ) with power and lighting.

Offered for sale with no chain involved.

#### 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.

## Lounge

16'4" x 12'1" (4.98 x 3.69)

With feature fireplace with inset living flame gas fire, radiator, coving to ceiling, large double glazed window with far-reaching views to front and internal door.



## Dining Room

12'6" x 9'0" (3.83 x 2.76)

With two radiators, two double glazed windows with pleasant far-reaching views, double glazed side access door, useful built-in double storage cupboard with cupboard above and internal door giving access to kitchen.



## Kitchen

11'5" x 7'8" (3.50 x 2.35)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, electric cooker, washing machine, fridge and fridge/freezer (included in the sale), wall mounted Worcester boiler, double glazed window and double glazed side access door.



## Inner Lobby

5'1" x 4'7" (1.57 x 1.41)

With built-in storage cupboard and access to roof space.

### Bedroom One

10'10" x 10'4" (3.32 x 3.15)

With a good range of fitted wardrobes with matching dressing table and wall cupboards, radiator window and internal door.



### Bedroom Two

8'11" x 7'0" (2.73 x 2.14)

With radiator, half glazed door giving access to garden room and internal door.



### Shower Room

6'2" x 5'6" (1.89 x 1.68)

With separate shower cubicle with electric shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, radiator, double glazed window and internal door.



### Garden Room

17'3" x 8'0" (5.26 x 2.44)

With radiator, sealed unit double glazed windows and half glazed door giving access to private garden.

### Front Garden

The property is nicely set back from the pavement edge behind a lawned garden with a varied selection of shrubs, plants and paved patio.



### Rear Garden

To the rear of the property is a private rear garden laid to lawn with a varied selection of shrubs, plants and patio.



### Large Driveway

A large driveway to the side of the property provides car standing spaces for approximately three/four cars.

### Brick Detached Tandem Garage

30'10" x 9'4" (9.40 x 2.87)

With power and lighting, rear window, side personnel door and up and over metal front door.

### Council Tax Band - C

Amber Valley



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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