



**4 WELL CLOSE
HULLAND WARD
DE6 3EY**

PRICE: £275,000





4 WELL CLOSE, HULLAND WARD, ASHBOURNE, DE6 3EY

This extended two double bedroomed detached bungalow occupies a pleasant cul-de-sac position within the popular village of Hulland Ward.

The accommodation briefly comprises entrance hall, kitchen, sitting room with French doors opening into the conservatory, two double bedrooms, home office, shower room and separate w.c.

Externally there is a block paved driveway providing parking and leading to a single garage along with front and rear gardens.

VIEWING HIGHLY RECOMMENDED

ACCOMMODATION

A UPVC double-glazed front entrance door opens into the

Entrance Hall with radiator and doors leading to the sitting room and

Kitchen 3.40m x 2.37m (11'2" x 7'9") comprising a range of wall and base units and drawers with integrated AEG electric oven and Baumatic four ring gas hob with Zanussi extractor hood above. Work surface with inset stainless steel one and a half bowl sink and drainer unit, space for two appliances below with plumbing for a washing machine, space for a tall fridge/freezer, tiled splashback and front aspect UPVC double-glazed window.

Sitting Room 4.95m x 3.70m (12'11" x 12'1") with two radiators, coved ceiling, feature fireplace with inset electric fire and marble hearth, two side aspect UPVC double-glazed windows, doors lead to the inner hall and bedroom one and UPVC double glazed

French doors open into the

Conservatory 3.44m x 2.23m (11'3" x 7'4") with radiator, wall mounted electric heater, exposed floorboards, double-glazed windows, glass roof and French doors opening onto the garden.

Bedroom One 4.15m x 2.55m (13'7" x 8'4") with radiator and rear aspect UPVC double-glazed window.

Bedroom Two 3.33m x 3.24m (10'11" x 10'7") measured up to the wardrobes. With coved ceiling and fitted wardrobes across one wall with providing hanging space with cupboards above. Radiator and rear aspect UPVC double-glazed window.

Shower Room 2.12m x 1.67m (6'11" x 5'5") comprising a corner shower cubicle with mains control shower, wash-hand basin with vanity unit below, fully tiled walls, tiled flooring, front aspect UPVC double-glazed window and radiator.

Separate WC tiled to half height with low-flush wc, tiled flooring and electric wall-mounted heater.

Home Office 1.87m 1.69m (6'1" x 5'6") comprising the wall-mounted Gloworm gas central heating boiler, radiator and front aspect UPVC double-glazed window.

OUTSIDE

The property is approached over a block paved driveway providing parking and leading to the

Single Garage with up and over door, light, power, side aspect UPVC double-glazed window and UPVC pedestrian door.

There is a lawned front garden with well-stocked borders and paved pathway leading to the front door. Access to the side of the property leads to the rear where there is a pleasant garden, mainly paved for ease of maintenance, with well-stocked borders and raised block-paved terrace seating area.

SERVICES

It is understood that all mains services are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING tba**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

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Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

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also at

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

