

The Willows

Hulland Ward, Ashbourne, DE6 3EW

John
German





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£350,000

Beautifully presented 3-bed detached bungalow in quiet Hulland Ward cul-de-sac.

Modern throughout with log burner, double garage, workshop, and landscaped garden. Walk to village amenities. Ideal downsizer with easy access to Ashbourne, Derby, Belper & Carsington Water.



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Located in a quiet cul-de-sac within the popular village of Hulland Ward, 2 The Willows is a well-maintained and beautifully presented three-bedroom detached bungalow, offering spacious and practical single-storey living. Ideal for those looking to downsize without compromising on space or condition, the property features three generously sized double bedrooms, a bright and modern interior throughout, and a comfortable sitting room complete with a log burner. The kitchen and bathrooms are finished to a high standard, creating a home that's ready to move straight into.

Outside, the rear garden is beautifully presented and offers a private, manageable space for relaxing or gardening. The property benefits from a large integral double garage with an attached workshop, alongside ample off-street parking. Its position is just a short walk from the local village shop, pub and farm shop, while also providing quick access to Ashbourne, Carsington Water, Derby and Belper. This is a rare opportunity to secure a modern bungalow in a desirable location, with the convenience of village life and good transport links all close at hand.

A composite entrance door opens into the reception hallway, providing access to the dining kitchen, sitting room, bathroom, all three bedrooms, a useful storage cupboard, and loft hatch. The dining kitchen is fitted with rolled-edge preparation surfaces, an inset composite 1 ½ sink with drainer and chrome mixer tap, and matching upstand surround. A range of cupboards and drawers are set beneath, along with integrated appliances including a fridge freezer, dishwasher, and a double electric oven and grill with four-ring electric hob and extractor fan over. A uPVC door opens to the side of the property, with uPVC French doors leading directly out to the rear garden. An opening connects through to the sitting room. The sitting room is a spacious reception area featuring a uPVC bay window to the rear fitted with shutter blinds. An inset multi-fuel burner with oak lintel and granite hearth forms the focal point of the room.

There are three double bedrooms, with the main bedroom benefitting from fitted wardrobes with sliding mirrored doors. The bathroom is finished with tiled flooring and includes a wash hand basin with chrome mixer tap set over a vanity cupboard, a bath with chrome mixer tap and handheld shower, a separate double shower unit with chrome mains-fed rainfall shower, low-level WC, chrome ladder-style heated towel rail, and extractor fan.

To the front of the property is a large tarmac driveway offering ample off-street parking for multiple vehicles, leading to an integral double garage fitted with power, lighting, and a roll-top door. On the other side of the bungalow is a 'lean-to' style workshop with power and lighting, and doors to both the front and rear. The rear garden is attractively landscaped with a gravelled seating area, raised lawn, and well-stocked stone-bordered flower beds, enclosed by timber fencing. A timber shed provides further storage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

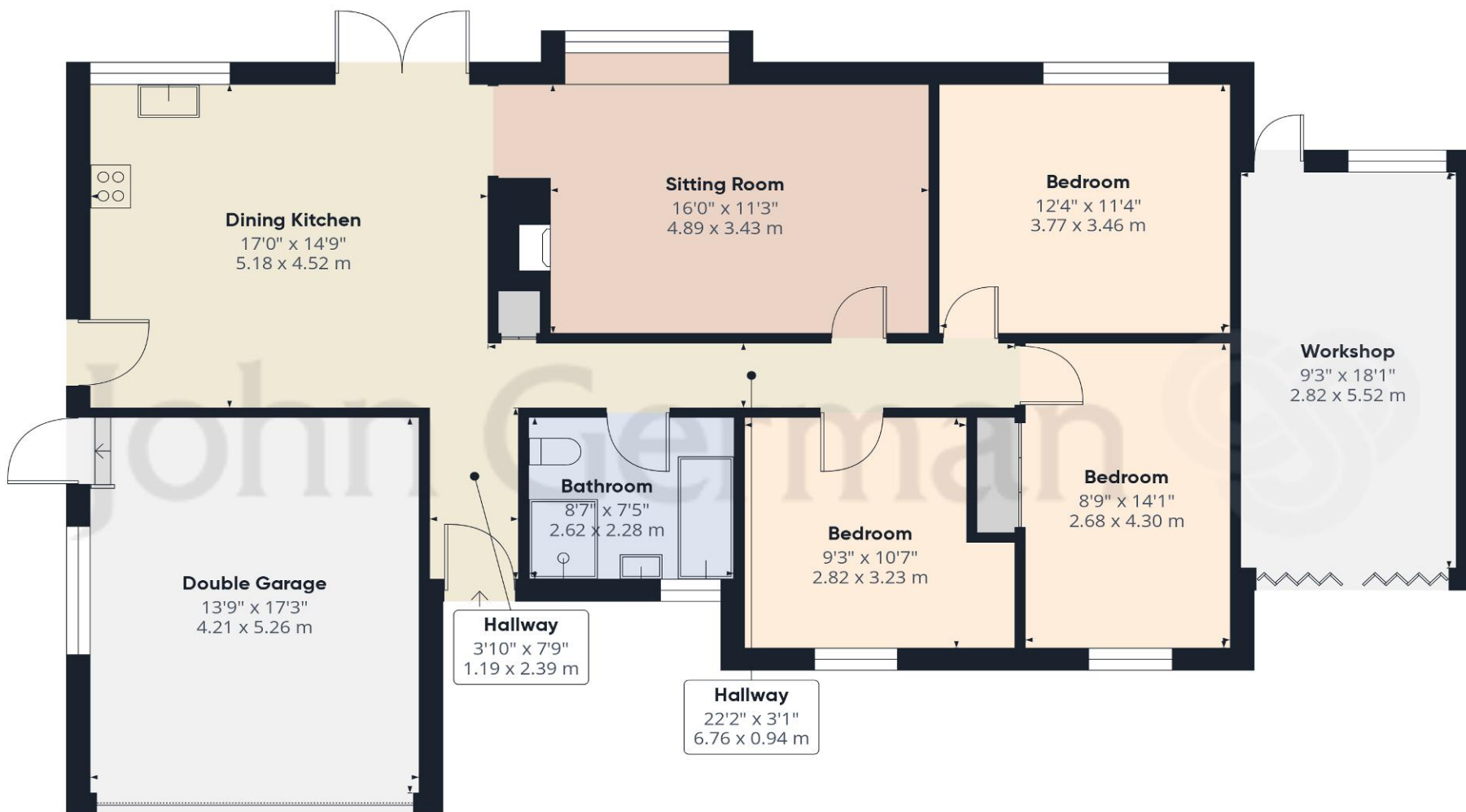
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26082025







Approximate total area⁽¹⁾

1424 ft²

132.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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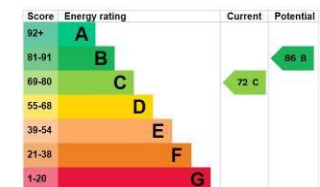
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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