Beech Avenue

Hulland Ward, Ashbourne, DE6 3FF

John German

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£350,000

Extended four-bedroom link-detached bungalow occupying a generous corner plot in a quiet cul-de-sac. Offering versatile accommodation with two reception rooms, principal en suite, garage, off-road parking, attractive gardens and open views, close to village amenities.

Occupying a generous corner plot within a quiet cul-de-sac, this extended four-bedroom link-detached bungalow offers spacious and versatile accommodation in a popular village location. Well maintained and presented throughout, the property is ideally suited to those seeking the convenience of ground floor living without compromising on space, whilst also offering flexibility for visiting family, guests or those requiring additional reception space. Hulland Ward provides a range of everyday amenities including a village shop, farm shop, public house and primary school, making it equally appealing to couples, downsizers and families alike.

The accommodation comprises an entrance hallway leading to two well-proportioned reception rooms, providing flexible living and dining space. The kitchen enjoys attractive open views, creating a pleasant outlook while preparing meals. The principal bedroom benefits from an en suite shower room, with three further bedrooms served by a separate family shower room. A spacious attic provides useful additional storage potential, whilst outside there is an attached single garage, off-street parking and beautifully maintained rear gardens offering a private space to relax and enjoy. Combining generous proportions, adaptable accommodation and a sought-after village setting, this is a bungalow that offers far more space than many buyers might expect.

A uPVC entrance door opens into a welcoming reception hallway, providing access to the kitchen, living/diner, sitting room, shower room and all four bedrooms.

The galley-style kitchen is fitted with granite work surfaces incorporating a composite 1 ½ sink with adjacent drainer and chrome retractable mixer tap, complemented by tiled splashbacks. A front-facing window enjoys stunning open countryside views, providing an attractive outlook. There is a range of fitted base and wall units with drawers, together with an integrated Bosch double electric oven and grill, four-ring electric hob with extractor above, space and plumbing for a dishwasher and washing machine, and space for a freestanding fridge freezer. A uPVC door provides convenient access to the rear garden.

The lounge/diner is a spacious reception room overlooking the rear garden through a large window fitted with remote-controlled electric blinds. A feature fireplace with a remote-controlled coal effect gas fire creates an attractive focal point, making this an ideal space for both everyday living and entertaining.

The separate living room offers additional flexible reception space and benefits from uPVC sliding patio doors opening directly onto the rear garden, allowing plenty of natural light and easy access outside.

The shower room is fully tiled and fitted with a white suite comprising a wash hand basin set within a vanity unit, low level WC and a corner shower unit with electric shower. Completing the room is a ladder-style heated towel rail, electric heater and extractor fan.

The principal bedroom is a generously proportioned double bedroom with fitted wardrobes and a uPVC door opening onto a private courtyard seating area. It also benefits from an en suite shower room fitted with a double shower unit with mains-fed shower, pedestal wash hand basin, low level WC, ladder-style heated towel rail, electric heater and extractor fan. Bedrooms two and three are both spacious double bedrooms, each benefiting from fitted wardrobes, whilst one also enjoys the addition of a Velux roof window, creating a bright and airy feel. A loft hatch with a drop-down ladder provides access to the substantial attic space, which offers excellent storage and houses the combination boiler. Bedroom four is a well-proportioned single bedroom with fitted wardrobes, making it equally suitable as a guest bedroom, home office or hobby room, adding further versatility to the accommodation.

To the front of the property, a generous tarmac driveway provides ample off-street parking and leads to the attached single garage, which has an up and over door, power and lighting. The frontage is complemented by mature planted borders, creating an attractive first impression.

The rear garden is a particular feature of the property, being beautifully maintained, well established and offering a good degree of privacy. A generous paved patio provides an ideal seating and entertaining area, with steps leading to a raised timber decking area where there are two substantial timber sheds offering excellent external storage. Beyond, a well-kept lawn is complemented by an ornamental pond and established flower and herbaceous borders.

A greenhouse is positioned towards the rear of the garden, while beyond this is a further enclosed 'secret garden' area offering excellent potential for a vegetable plot, additional seating area or further landscaping to suit individual requirements.

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 & 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/02072026

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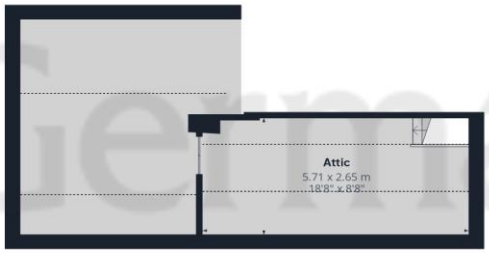
Ground Floor



Floor 1

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Approximate total area(1)

144.5 m²

1552 ft²

Reduced headroom

8 m²

86 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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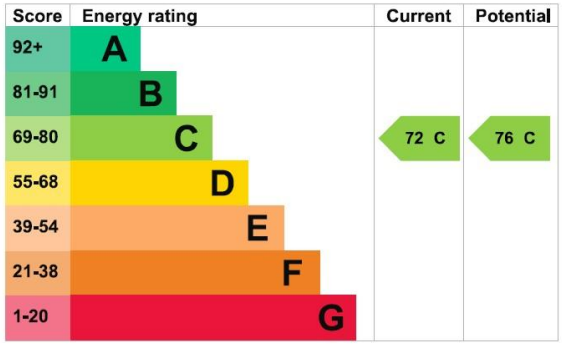

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