


Hazel Close
Ashbourne, DE6 1HX



John German 



Three bedroom detached bungalow offered with no upward chain, set on a corner plot within a quiet cul-de-sac. Lounge/diner with garden room, shower room, integral and detached garages. Walking distance to amenities with easy A52 access.



£315,000

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This property is a three bedroom detached bungalow offered for sale with no upward chain, situated in a quiet cul-de-sac position. The property occupies a corner plot and is well suited to buyers seeking practical single storey living in a popular and well connected location. Local bus routes, parks, schools and everyday amenities are all within walking distance, while there is swift access onto the A52 for commuting further afield.

The accommodation includes a lounge/diner leading through to a garden room, providing flexible living and dining space, along with a fitted kitchen, three bedrooms and a shower room. Outside, the corner plot offers manageable garden areas with a good degree of privacy. A particular feature of the property is the provision of both an integral garage and a separate detached garage, making it ideal for those requiring additional storage or space for a workshop. This bungalow will appeal to couples looking to downsize without compromising on space, as well as buyers who value extra garage facilities and a convenient residential setting.

The property is entered via an entrance porch leading into a central reception hallway, which provides access to the guest cloakroom, kitchen, lounge/diner, three bedrooms and the shower room. The hallway also benefits from a useful storage cupboard and loft access. The kitchen is fitted with rolled edge work surfaces incorporating a 1 ½ stainless steel sink with drainer and mixer tap, tiled splashbacks, a range of base and wall units, space and plumbing for a washing machine and a dishwasher together with space for a fridge. There is an integrated double electric oven and grill, a four ring gas hob with extractor above, and a serving hatch to the lounge/diner.

The lounge/diner features a coal effect gas fire as a focal point and sliding doors leading into the garden room. The garden room is fitted with UPVC windows and French doors opening onto the rear garden, providing additional living space. The guest cloakroom includes a low level WC and wash hand basin. There are two double bedrooms, both offering good proportions and space for bedroom furniture, along with a further single bedroom. The shower room is fitted with a white suite comprising a low level WC, wash hand basin set within a vanity unit, a double shower enclosure with mains shower, and a ladder style heated towel rail.

The integral garage is accessed via the kitchen and an external up and over door and houses the boiler and electrical consumer unit. It also includes a stainless steel sink with drainer, work surface, and a UPVC door to the rear garden. In addition, there is a separate detached garage with power, lighting, and an electric up and over door, offering excellent additional storage or workshop space.

The property sits on a generous corner plot with a rear garden featuring a patio seating area, lawn, timber shed, and established planted borders. The patio continues around to the side of the property, leading to a further lawned area behind the detached garage. To the front, a wide tarmac driveway provides ample off street parking for multiple vehicles.

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:** Driveway & Parking

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA12012026

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Approximate total area⁽¹⁾
1305 ft²
121 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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