



3 Bed Bungalow - Detached

7 Beech Avenue, Hulland Ward, Ashbourne DE6 3FF
Offers Around £299,950 Freehold



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- Highly Popular Detached Bungalow with Potential
- Quiet Cul-de-Sac Location
- Lounge & Dining Room/Bedroom Four
- Kitchen
- Three Bedrooms & Shower Room
- Generous Garden Plot
- Driveway & Garage
- No Chain Involved

Nestled in the tranquil cul-de-sac of Beech Avenue, Hulland Ward, this detached bungalow with potential presents an excellent opportunity for those seeking a peaceful retreat in a highly desirable village location. One of the standout features of this property is the generous garden plot, offering ample outdoor space for gardening enthusiasts.

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.

Accommodation

Entrance Hall

8'3" x 6'9" (2.53 x 2.08)

With entrance door, double glazed window and radiator.



Lounge

17'0" x 11'10" (5.19 x 3.62)

With stone fireplace with surrounds and hearth, radiator, coving to ceiling with centre rose, double glazed bow window with deep window sill to front and open archway leading into dining room.



Dining Room/Bedroom Four

23'0" x 6'10" (7.02 x 2.10)

With radiator, two double glazed windows to side, double glazed door to garden and open archway leading to lounge.



Kitchen

13'7" x 7'4" (4.16 x 2.26)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, gas cooker, plumbing for automatic washing machine, tile flooring, double glazed window and double glazed access door.



Inner Hallway

12'1" x 2'11" (3.70 x 0.90)

With built-in cupboard housing hot water cylinder and access to roof space.

Bedroom One

11'9" x 9'6" (3.60 x 2.90)

With fitted wardrobes with cupboard above and matching chest of drawers, fitted wash basin with fitted base cupboard underneath, radiator and double glazed window with fitted blind to rear.



Bedroom Two

11'11" x 9'0" (3.65 x 2.75)

With fitted wardrobes, radiator and double glazed window with fitted blind to rear.



Bedroom Three/Study

11'9" x 8'5" (3.60 x 2.58)

With built-in wardrobe with cupboard above, radiator and internal window.



Shower/Bathroom

5'11" x 5'7" (1.81 x 1.72)

With separate shower cubicle with electric shower, wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling and double glazed window.



Front Garden

The property is set back, in the corner of this pleasant cul-de-sac, behind a lawn fore-garden with pathway leading to the entrance door.



Side Garden

To the side of the bungalow is a lawn garden with well-stocked flower beds, fencing and leads to the generous sized rear garden.



Rear Garden

The property enjoys a generous sized rear garden, mainly laid to lawn, with Willow tree, timber shed and patio.



Driveway

To the front of the property is a tarmac driveway providing car standing spaces for two vehicles.

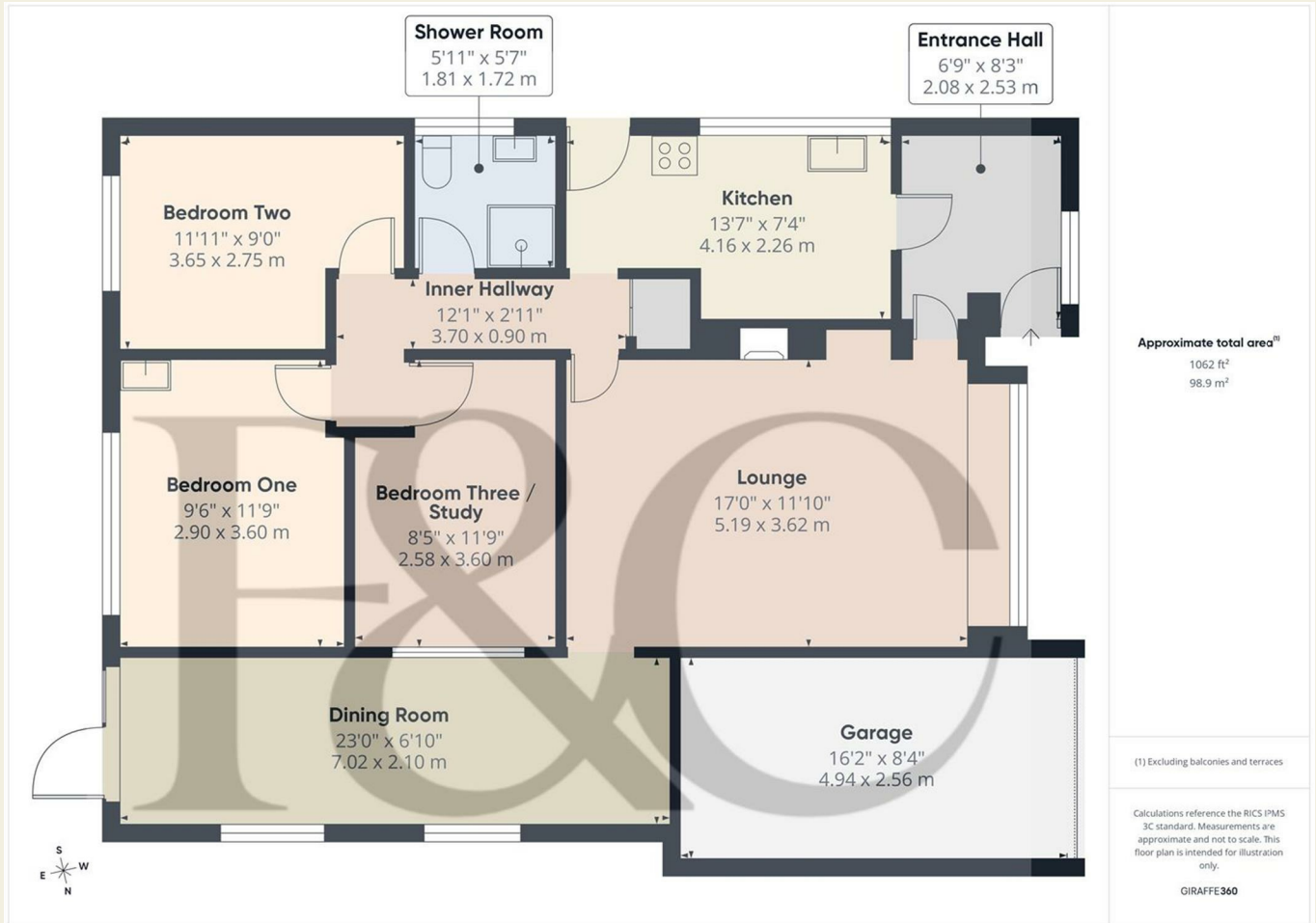
Garage

16'2" x 8'4" (4.94 x 2.56)

With power, lighting and up and over front door.



Council Tax Band C



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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