



### 3 Bed Bungalow - Detached

8 Firs Avenue, Hulland Ward, Ashbourne DE6 3FS

Offers Over £270,000 Freehold



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- Highly Appealing Detached Bungalow - Viewing Essential
- Far-Reaching Views to Rear
- Recently Improved & Modernised to a Good Standard
- Lounge/Dining Room
- Fitted Kitchen with Built-In Appliances
- Three Bedrooms
- Fitted Bathroom with Shower
- Landscaped Gardens - Front, Side & Rear
- Driveway & Garage
- No Chain Involved

Nestled in the charming village of Hulland Ward, Ashbourne, this highly appealing three bedroom detached bungalow offers a delightful blend of comfort and modern living, making it an ideal home for families or those seeking a peaceful retreat.

The bungalow has been recently improved ensuring that it meets the needs of contemporary living and viewing is highly recommended.

The landscaped gardens extend to the front, side, and rear, offer a serene outdoor space to enjoy the far-reaching views at the back.

Importantly, there is no chain involved, allowing for a smooth and swift purchase process.

#### 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

7'0" x 6'8" (2.15 x 2.04)

With entrance door, very useful built-in storage cupboards providing good storage, integrated fridge/freezer, inset doormat, radiator, herringbone style flooring and double glazed window to front with fitted blind.



## Lounge/Dining Room

17'0" x 11'9" (5.19 x 3.59)

With feature electric fire, radiator, double glazed side door giving access to attractive Indian stone paved patio, sizeable double glazed window to front and internal door.



## Kitchen

13'6" x 7'6" (4.12 x 2.29)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, built-in electric hob with extractor hood over, built-in double electric fan assisted oven, plumbing for washing machine, integrated slimline dishwasher, matching herringbone style flooring, spotlights to ceiling, double glazed window to side with fitted blind and double glazed side access door with fitted blind.



## Hallway

With access to roof space and built-in cupboard housing the central heating boiler, fitted 2026.

### Bedroom One

11'8" x 9'4" (3.58 x 2.87)

With radiator, far-reaching views in the distance to rear, double glazed window and internal panelled door.



### Bedroom Two

11'8" x 8'11" (3.56 x 2.74)

With radiator, far-reaching views in the distance to rear, double glazed window and internal panelled door.



### Bedroom Three

11'10" x 8'4" (3.61 x 2.55)

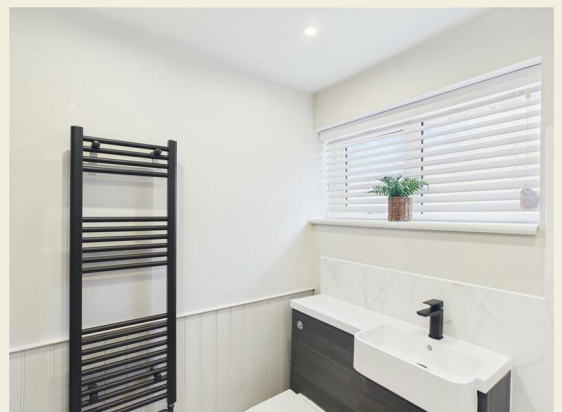
With radiator, double glazed window to side and internal panelled door.



### Bathroom

5'10" x 5'6" (1.79 x 1.69)

With bath with shower over with shower screen, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, panelling to wall, spotlights to ceiling, extractor fan, heated towel rail, double glazed window to side with fitted blind and internal panelled door.



### Front Garden

To the front of the property is an Indian stone paved pathway/patio area with gravel beds.



### Side Garden

To the side of the property is an attractive Indian stone patio/terrace area providing a pleasant sitting out and entertaining space which leads to the rear garden.



### Rear Garden

The rear garden is laid to lawn with flower beds and generous sized Indian stone paved patio.



### Side Access

With Indian stone paving.

### Tarmac Driveway

A tarmac driveway with block paved edges leads to a garage.

## Garage

15'9" x 8'2" (4.82 x 2.49)

With power, lighting and up and over door.



## Block Paved Driveway

A block paved driveway with black painted wrought iron railings provides car standing space.




## Council Tax Band C



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## Energy Efficiency Rating

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

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## Environmental Impact (CO<sub>2</sub>) Rating

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