



Valley View Main Road,Hulland Ward Ashbourne DE6 3EF

welcome to

Valley View Main Road, Hulland Ward Ashbourne

Characterful three-bedroom home in the popular village of Hulland Ward, ideally located on Main Road with easy access to local amenities and transport links. Benefiting from a bathroom, garage, driveway, and private garden.



Entrance Hall

7' 4" x 5' 3" (2.24m x 1.60m)

A welcoming entrance hall featuring tiled flooring, spot lighting, creating a bright and practical entrance to the home.

Lounge

13' 8" x 13' 1" (4.17m x 3.99m)

A cosy and inviting lounge featuring laminate flooring, a striking brick chimney breast with an inset log burner creating a charming focal point, and sliding French doors to the rear elevation, allowing plenty of natural light to fill the room.

Dining Room

13' 9" x 10' 6" (4.19m x 3.20m)

A charming dining room in keeping with the lounge, featuring laminate flooring, an exposed original brick wall with an inset gas fire that creates a warm focal point, and a two windows overlooking the rear garden, allowing plenty of natural light into the space. This room also provides access to the stairs to the first floor.

Kitchen

18' 5" x 8' 3" (5.61m x 2.51m)

A well-appointed kitchen featuring tiled flooring, a large front-facing window providing plenty of natural light, and spot lighting. Fitted with a range of base and wall-mounted units offering ample storage, along with an integrated oven, gas hob, and extractor fan. The space is further complemented by space for a dishwasher and fridge freezer, combining practicality with everyday convenience..

Utility Room

5' 4" x 5' (1.63m x 1.52m)

The utility room is conveniently located just off the kitchen, providing a separate practical space with plumbing for a washing machine, space for a tumble dryer, and useful additional storage.

Bedroom Three

11' 5" x 7' 7" (3.48m x 2.31m)

A well-proportioned ground floor bedroom featuring

carpeted flooring, a radiator, and windows to both the side and front elevations, allowing for plenty of natural light and creating a bright and comfortable living space.

Shower Room

A useful dual-access wet room featuring a shower area, WC, and a small hand wash basin. Benefiting from a privacy window that allows natural light while maintaining seclusion, this practical space offers convenient access from two points within the property.

Landing

A landing featuring carpeted flooring, a radiator, and a window providing natural light, creating a welcoming space with access to the first-floor accommodation.

Bedroom One

13' 6" x 13' 3" (4.11m x 4.04m)

Bedroom one is a generous double bedroom featuring carpeted flooring, a radiator, built-in cupboard storage, and a window complemented by a skylight, allowing plenty of natural light to create a bright and airy atmosphere.

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Bedroom two is a well-proportioned bedroom featuring carpeted flooring, a radiator, and built-in storage cupboards. Offering space for a double bed and dressing table, finished with two sky lights, the room provides comfortable and practical accommodation.

Bathroom

A family bathroom fitted with lino flooring and comprising a freestanding bath, enclosed shower cubicle with tiled surround, pedestal hand wash basin, and WC. Finished with a radiator and a privacy window, providing a natural ventilation.

Exterior/Garden

The outdoor space comprises a low-maintenance,

tarmac courtyard-style rear garden with ample room for outdoor seating and planters, creating an ideal space for relaxing or entertaining. To the side, there is a lawned garden area, while to the front a small graveled section adds further outdoor appeal. The property also benefits from an attached storage shed, providing useful space for garden equipment and additional storage.

The property also benefits from a large garage.



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welcome to

Valley View Main Road, Hulland Ward Ashbourne

- Three bedrooms.
- Garden.
- Garage and driveway.
- Village living.
-

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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