

Elms View, Hulland Ward, Ashbourne. DE6 3GZ

£595,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

This highly impressive modern home is part of an exclusive development and features a superb master bedroom suite with dressing room and en-suite, quality living kitchen with integrated appliances and detached double garage.

Internally, the property provides underfloor heated accommodation which in brief comprises, a welcoming entrance hallway, cloakroom, living kitchen with integrated appliances, island and bi-folding doors, utility room with washing machine and dryer, large separate family room also with bi-folding doors. To the first floor, there is the superb principal suite with large bedroom area, dressing room and en-suite, three further double bedrooms and shower room. To the second floor, there is an attractive landing area, deep storage cupboard, fifth double bedroom and large four piece bathroom.

Externally, there is a driveway, detached double garage and enclosed garden with patio and lawn.

## FEATURES

- No Upward Chain
- Finished to a high specification throughout
- Conveniently situated close to Ashbourne, Belper & Derby
- Located in a small development in Hulland Ward
- Spacious & Modern Accommodation Throughout
- EPC rating B. Council tax band F
- Underfloor heating on both the ground & first floor



## ROOM DESCRIPTIONS

### Location

Hulland is an attractive village found on the way into the Peak District close to the popular towns of Ashbourne, Belper and the city of Derby. The property is surrounded by beautiful Derbyshire countryside and is an ideal place to live and work.

### Ground Floor

### Entrance Hallway

### Cloakroom

### Living Room

### Open Plan Kitchen-Diner

### Utility Room

### First Floor

### Landing

### Bedroom One

### Bedroom Area

### Dressing Room

### En suite

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Shower Room

### Second Floor

### Landing

### Bedroom Five

### Bathroom

### External

### Outside

### Double Garage

### Additional Information

Please note the images shown may not be that of the exact house and are for illustration purposes only, they may not be an accurate representation of the exact property. Same for dimensions on the floorplan, these are only a guide.

Materials used, bricks, roof tiles, internal layouts, elevations and landscaping may vary.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

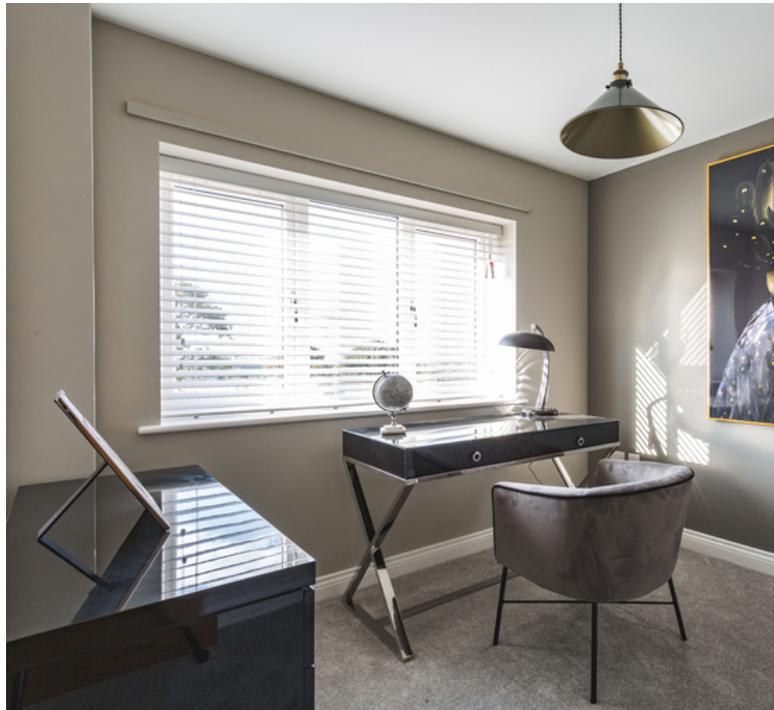
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

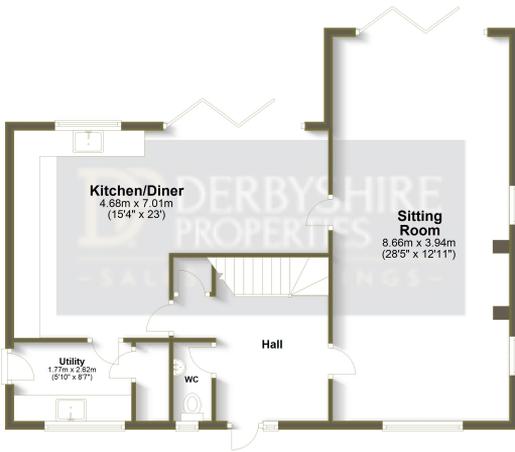
5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN

**Ground Floor**  
Approx. 80.7 sq. metres (868.3 sq. feet)



Total area: approx. 206.1 sq. metres (2218.6 sq. feet)

**First Floor**  
Approx. 80.7 sq. metres (868.3 sq. feet)

