





11 Darne Mews, Hulland Ward, Ashbourne, Derbyshire DE6 3GQ

A splendid executive style four/five bedroom detached house on three storeys with double garage, glorious rear views which is located on small private & exclusive development. The gross internal area is 1,800sq.ft.

BENNET SAMWAYS are delighted to offer for sale this splendid executive style four/five bedroom detached house on three storeys with double garage, glorious rear views which is located on small private & exclusive development. The gross internal area is 1,800sq.ft.

The current owners purchased this brand new in 2017 and had a plethora of upgrades to create a very high specification home. Located on a lovely small private cul-de-sac location backing onto open fields. There is underfloor heating on the ground floor with mechanical air ventilation throughout and many rooms with engineered oak flooring.

Interior - On stepping into this wonderful home, you're immediately welcomed by the sense of quality. The reception hallway has a feature contemporary oak & glass staircase off to the first floor, tiled flooring and doors off to various rooms. Impressive tiled floor and a fitted guest cloakroom. The dual aspect sitting room is light and airy with a feature marble fireplace, and gas living flame fire. There are bi folding doors opening onto the garden. A door from the sitting room then leads into the dining room, which could easily be used as a family room, as it opens up into the luxury fitted breakfast kitchen. The dining room offers a great outlook overlooking the garden through a further set of bi folding doors. The kitchen is a very high specification with range of modern contemporary fitted base and wall units along with marble worktops and a stunning central island feature. Integrated appliances include induction hob with extractor fan over, large fan oven, multifunctional fan /microwave oven, warming drawer, full height fridge & freezer and dishwasher. Tiled floor and feature integrated recesses that have hidden lighting make it ideal for glassware. The utility room is fitted, and there is a washing machine, dryer and cupboard housing water tank.

On the first floor off the landing is the master bedroom which has a high quality fitted ensuite shower room, walk in wardrobe and bi folding doors that open up onto a 'Mediterranean feel' balcony overlooking the garden which enables you to fully appreciate the views. What a place to have your morning cuppa and croissant! A particular feature of this home, is the second sitting/snug which takes advantage of the south facing aspect and views with the atrium feature full length window.

There are two further bedrooms and a luxury bathroom with shower cubicle and mirror TV. On the second floor, which could be used as a whole level master/guest bedroom suite with great storage and large fitted ensuite bathroom with Jacuzzi bath, shower cubicle and mirror TV.

Exterior - Approached along the private road into this exclusive & small cul-de-sac which leads to a large driveway enabling ample parking. There is a double garage with electric automated door and loft storage which has potential to be converted into a room. A small fore garden with lawn. gated access to both sides which lead into a delightful landscaped garden containing a range of beautiful plants, bespoke cabin, lawn and fantastic sun drenched south facing patio with glorious countryside beyond.

Locality - Hulland Ward is a popular village with decent amenities and superb countryside backdrop 5 miles from Ashbourne, 10 miles from Derby and 6 miles from Belper on the A517 road. The village is close to Carsington Water and has two public houses; The Nags Head and the Black Horse Inn. The village has Hulland Ward C of E Primary School, shops as well as garages and dispensing GP surgery. Located within Queen Elizabeth's Grammar School catchment.

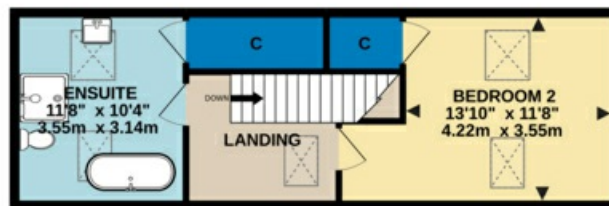
Owner's perspective - We like our quiet, peaceful location with lovely views. We have great neighbours, our own Facebook group and look out for each other. We enjoy sitting in our private garden which is a sun trap or on the balcony looking out across the fields. Being south facing we grow exotic plants and they even flower throughout the winter. Surprisingly there are many amenities in Hulland Ward with services coming to us such as mobile Post Office, library, "takeaways" (pizzas, etc) on different nights and a community of local events plus great pubs, shops in walking distance and a doctors. Details of which plus events are in the local free magazine.

Agent's notes - Council Tax: Derbyshire Dales District Council & band F. Services: Mains electricity, mains water, mains gas, mains drainage & broadband connection. The drainage has a water pump to pump waste water up into the mains drainage. There is a management company which looks after the drainage pump and private road maintenance. The builder is maintaining this until 2031.

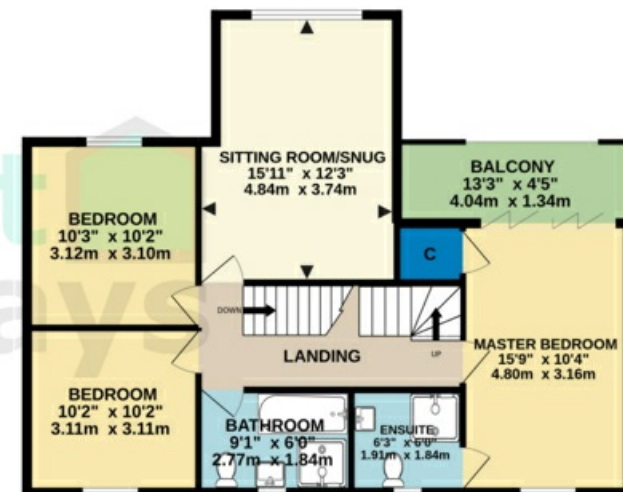
GROUND FLOOR



2ND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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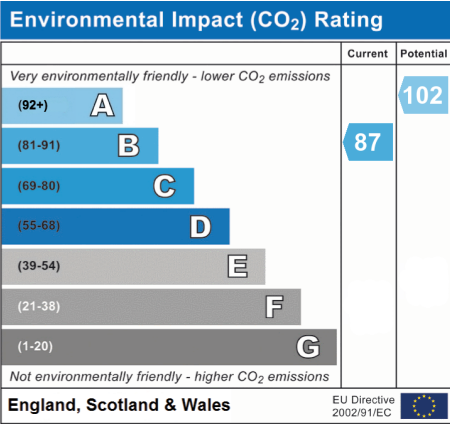
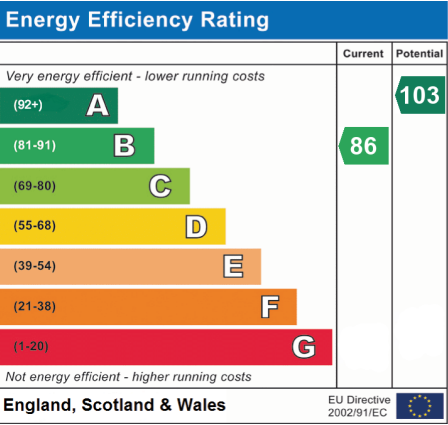






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Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



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 8
 1800 sq ft