



## **12 Elms View, Hulland Ward, Ashbourne, Derbyshire, DE6 3EE**

**£2,500 Per Calendar Month**



An executive detached new build residence offering highly spacious and quality accommodation in this delightful semi-rural location close to Ashbourne, Belper and Derby.



# 12 Elms View, Hulland Ward, Ashbourne, Derbyshire, DE6 3EE

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This highly impressive new build 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 almost entirely 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.

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.

## ACCOMMODATION

### ENTRANCE HALLWAY

Entering the property through a composite and glazed front door with matching side window

into a large and welcoming hallway having a tiled floor with underfloor heating, staircase to the first floor with glazed balustrade, LED inset ceiling downlighters.

### CLOAKROOM

Low level WC and wash basin sat on a vanity unit, UPVC double glazed window, tiled floor with underfloor heating.

### LOUNGE

28'5" x 12'11" (8.66m x 3.94m)

A very spacious family room having a tiled floor with underfloor heating, front and side windows with a second set of bi-folding doors opening to the rear garden, media connections and inset LED ceiling downlighters.

### LIVING KITCHEN

23' x 15'4" (7.01m x 4.67m)

Having a tiled floor with underfloor heating and inset LED ceiling downlighters throughout.

Beautifully appointed kitchen with two tone cupboard and drawer fronts and quality granite work surfaces and matching island/breakfast bar with induction hob and extractor fan built into a ceiling canopy, electric oven, combination grill and warming drawer, full height fridge and freezer along with a dishwasher, recessed 1 and half stainless steel sink.

Ample space for dining or lounging furniture with bi-folding doors opening to the rear patio, media connection.

## UTILITY ROOM

8'7" x 5'10" (2.62m x 1.78m)

Fitted with a further range of kitchen units with matching cupboard and drawer fronts, granite work surfaces, stainless steel sink, integrated washing machine and dryer, wall mounted gas boiler.

## FIRST FLOOR

### LANDING

The stairs, landing and all bedrooms are fitted with luxuriously thick carpets, the staircase continues to the second floor.

### BEDROOM ONE

A superb principal bedroom suite having a large bedroom area, dressing room and en-suite all with underfloor heating.

### BEDROOM AREA

20'6" x 13'1" (6.25m x 3.99m)

Ample space for a large bed and furniture, three surrounding UPVC double glazed windows, LED inset ceiling downlighters and media connections.

### DRESSING ROOM

13' x 7'5" (3.96m x 2.26m)

Or study or nursery, accessed from the bedroom only with UPVC double glazed window and LED inset ceiling downlighters.

### EN-SUITE

8'2" x 5'11" (2.49m x 1.80m)

Stylishly appointed with a shower cubicle with mains overhead shower, wash basin sat on a vanity unit and WC, tiled floor, UPVC double glazed window, extractor fan, LED inset ceiling downlighters and chrome towel radiator.

### BEDROOM TWO

11'11" x 9'9" (3.63m x 2.97m)

A generous double bedroom with a UPVC double glazed window and media connections.

### BEDROOM THREE

12'9" x 8'5" (3.89m x 2.57m)

A generous bedroom with a UPVC double glazed window and media connections.

### BEDROOM FOUR

9'9" x 9'5" (2.97m x 2.87m)

Impressive fourth bedroom with a UPVC double



glazed window to the front elevation and media connections.

## SHOWER ROOM

8' x 5'10" (2.44m x 1.78m)

Having a wide walk in shower with twin overhead showers and glazed screens, wash basin sat on a vanity unit, WC, tiled floor, UPVC double glazed window, extractor fan, LED inset ceiling downlighters and chrome towel radiator.

## SECOND FLOOR

### LANDING

The stairs, landing and bedroom are fitted with luxuriously thick carpets, Velux window, radiator and a:

### DEEP STORE CUPBOARD

13'2" x 4'2" (3.96m'0.61m" x 1.22m'0.61m")

### BEDROOM FIVE

13'4" x 13'3" (4.06m x 4.04m)

Very spacious bedroom with a Velux window and radiator.

## BATHROOM

13'4" x 9'3" (4.06m x 2.82m)

Very spacious and appointed with a superb four piece suite comprising a jacuzzi bath, shower cubicle with mains overhead shower, wide wash basin sat on a vanity unit, WC, tiled floor with underfloor heating, twin Velux windows, extractor fan, LED inset ceiling downlighters and chrome towel radiator.

## OUTSIDE

There is a side driveway providing off road parking, attractively planted front garden and an enclosed rear garden with patio and lawn.

## DETACHED DOUBLE GARAGE

19'7" x 19'7" (5.97m x 5.97m )

A large detached double garage with electric up and over door, power, light and personal rear door.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an



application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room

sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



## Hybrid Map



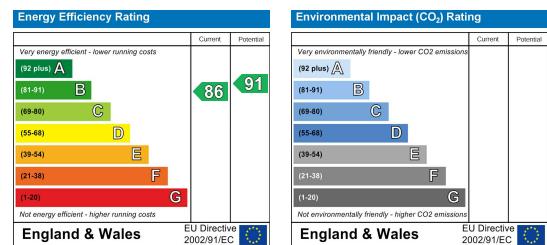
## Terrain Map



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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