



Ashbourne Business Centre, Dig Street,
Ashbourne, Derbyshire DE6 1GF
Tel/Fax 01335 342936
www.doveproperty.co.uk



Eaton House, Main Road, Hulland Ward, Derbyshire DE6 3EF
£900 per calendar month Unfurnished £1000 security deposit

GENERAL DESCRIPTION

An immaculately presented character property located in the popular village of Hulland Ward.

With many quality and character features the property briefly comprises enclosed entrance porch, Dining Kitchen, Lounge, Utility area, Downstairs Cloakroom/Shower room, with 2 Double Bedrooms and family bathroom to the first floor and 2 further Bedrooms on the second level. The property is double glazed throughout with gas central heating.

To the front of the property is a single garage with parking for 2 vehicles with an additional parking space close by. The enclosed front garden leading from the garage/parking has a blocked pathway with lawns and mature shrub borders surrounding. To the rear is a delightful private garden arranged over 3 tiers incorporating lawned area, shrub borders and peaceful decked area from which to enjoy the country surroundings.

The village of Hulland Ward is well placed for commuters to Derby and surrounding towns, having a local pre-school and infants school and also being in the catchment for Queen Elizabeth's Grammar School in Ashbourne.

ACCOMMODATION

GROUND FLOOR

ENTRANCE is via a useful porch area with quarry tiled flooring leading to;

DINING KITCHEN 12'2" x 15'2"

Having quarry tiled flooring carried through from entrance, the room emulates a traditional country kitchen with exposed beams, a range of quality made to measure solid pine base and eye level cupboards incorporating a ceramic butler sink, and 'New World' 6 ring range with oven and grill. Additional appliances include dishwasher and freestanding fridge freezer. Telephone point. Door leading to;



LOUNGE 15' x 13'6"

With solid oak flooring and exposed beams the main feature of the room being a brick fireplace with impressive wooden mantel housing a log burner. Window to front aspect and T.V. aerial point (sky dish fitted).



INNER HALLWAY/UTILITY AREA

This versatile hallway provides access to stairs to the first floor, with a stable door leading to the rear garden. The hallway expands providing useful utility area complete with washing machine and tumble drier. In addition there is work surface and storage cupboards. A further door leads to;

DOWNSTAIRS CLOAKROOM & SHOWER ROOM

Having a white suite comprising vanity unit with wash hand basin, w.c. and shower cubicle. Quarry tiled floor and window to rear aspect.

FIRST FLOOR

Staircase from inner hallway leading to first and second floors with fitted carpet and doors leading off to;

BEDROOM ONE 12'4" x 12'4"

Having window to front aspect, solid pine flooring, T.V. aerial and telephone points. Door off to understairs storage cupboard



BEDROOM TWO 12'5" x 12'10"

Having window to front aspect, solid pine flooring, T.V. aerial and telephone points. Door off to understairs store cupboard. Two large solid wood (pine and oak) wardrobes included.

BATHROOM

Fitted to high standard with custom built vanity area (incl storage & shelving), surrounding pedestal wash hand basin, freestanding claw foot, roll edge bath, w.c. and separate shower cubicle.

Bedrooms three and four accessed from first floor landing;



BEDROOM THREE 9'3" x 10'2" (into purlins)

With Velux window to front aspect, polished pine flooring with additional storage under the eaves.

BEDROOM FOUR 9'2" x 9'2" (into purlins)

As bedroom three with Velux window to front aspect, polished pine flooring with additional storage under the eaves. Telephone point.

OUTSIDE

Both front and rear enclosed gardens are presented to a high standard with lawned areas and mature shrub borders. The rear garden is arranged over three levels and includes both a paved patio area and raised decked seating area. To the front of the property is a single garage with parking area in front plus an additional parking space off road.

Council tax band E

VIEWING: By appointment through Dove Property