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3 Bed Detached Bungalow In Bullhurst Lane Weston Underwood, Ashbourne,  
DE6 4PA £640,000





## SHORT DESCRIPTION

Property Ref: 16699 A large detached bungalow in excellent condition with attractive mature and easily maintained gardens situated in the lovely village of Weston Underwood, equidistant between Derby and Ashbourne. This property comprises a large reception room with bay window. Well proportioned dining kitchen with separate utility room. Three good sized bedrooms with master bedroom having ensuite shower room. Study with entrance to the Garden Room overlooking the large patio area. Detached double garage with driveway. INTERNAL ENTRANCE HALL 3.2m X 1.8m with cloakroom cupboard 1.1m x 0.7m with hanging rail and shelves double doors leading to... LIVING DINING ROOM 7.87m X 5.19m A large living dining room with bay window, fireplace containing electric flame effect fire, with built in TV and space for media equipment, 2 radiators, 2 wall lights, numerous dimmed downlighters. TV point and internet cable, carpet KITCHEN 4.14m X 3.73m TV shelf and TV point Fitted kitchen units with lighting, granite worktop with inset bowl, online water filter, AEG ceramic hob, AEG multifunction fan oven, integrated fridge, Karndean flooring UTILITY AREA 1.9m X 1.72m With space for washer, tumble dryer and dishwasher, containing central heating boiler with Honeywell smart control, with storage cupboards, Karndean flooring PORCH 2.63m X 1.8m Located on the side of the house, electric heater, double electric socket, ceramic tiled floor GARDEN ROOM 4.00m X 3.1m With patio door giving access to patio and garden, Karndean flooring, downlighters, central light STUDY 3.29m X 2.77m main incoming telephone point and internet hub, radiator, carpet, leading to Garden Room, INNER HALL 6.8m X 0.9m glazed door leading to... BATHROOM 2.7m X 1.66m Containing wash hand basin and toilet in a vanity unit, bath with glass screen and electric shower, powerful extractor fan, downlights and radiator, Karndean flooring MAIN BEDROOM 4.64m X 3.56m Large main bedroom with fitted wardrobes including chest of drawers, dressing table, stool and mirror, radiator, carpet Patio window with views and access leading to garden ENSUITE SHOWERROOM 2.13m X 1.78m Containing wash hand basin and toilet in a vanity unit, shower with glass screen and electric shower, powerful extractor fan downlights and radiator, and electric towel radiator, Karndean flooring BEDROOM 2 3.97m X 2.93m With fitted wardrobes including dressing table, mirror and stool, storage cupboard 0.7m x 0.6m radiator, carpet BEDROOM 3 4.02m X 3.29m Currently used as an additional reception room, electric fire on wall, dimmed downlighters, radiator, TV point and internet cable, carpet Leading to walk in cupboard 2.1m X 1.36m with fitted wardrobe with hanging rail and storage, carpet EXTERNAL Solar Panels 4Kw System Payment April 25 to April 26 £976.18 FRONT GARDEN Artificial grass and border with membrane and bark for easy maintenance GARAGE 4.8m X 3.95m Double garage adjoining workshop area 2.1m X 1.5m With remote control electric door, power and internal and external light Butyl roof and UPVC fascia SIDE AREA Useful storage area for bins etc Oil tank located in this area SIDE SHED 2.4m X 2.4m Power and internal and external light, containing a freezer, butyl roof GARDEN (some photos of garden are summer 2025 with garden beds planted and in full bloom) PATIO Patio off Garden Room, with decorative external lighting LOWER GARDEN Good-sized well maintained garden with artificial grass and borders of mature shrubs with membrane and bark for easy maintenance, wildlife pond UPPER GARDEN Gravelled area with raised beds, circular patio and pergola, water butts and water supply GREENHOUSE 2.4m X 1.9m Alton cedar wood greenhouse with automatic vent and power SUMMER HOUSE GARDEN SHED 3m x 2.4m With power and light and butyl roof LAND REGISTRY DY194334 BUNGALOW BUILT IN 1968 BRICK AND TILE CONSTRUCTION EPC CERTIFICATE C OIL TANK REPLACED IN 2023 WITH 1200 LITRE BUNDED TANK, WITH KINGSPAN REMOTE LEVEL MONITORING CENTRAL HEATING BOILER REPLACED 2016 WITH YEARLY SERVICE HISTORY. NEXT SERVICE DUE MAY 2026 UPVC WINDOWS INSTALLED UPVC SOFITS AND FASCIAS AND ROOF EAVE PROTECTORS Property Type: Detached Bungalow Full selling price: £640000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: G EPC rating: C Measurement: 1724 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway Heating Type: Central, Double Glazing, Oil Chain Sale or Chain Free: NA Possession of the property: self-occupied -----

3

Bed Room(s)

2

Bath Room(s)

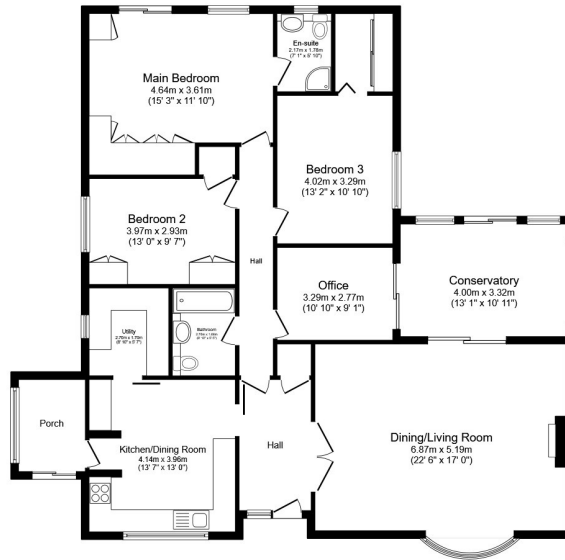
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 160.2 sq.m. (1,724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached bungalow
Total floor area	142 square metres

### Rules on letting this property

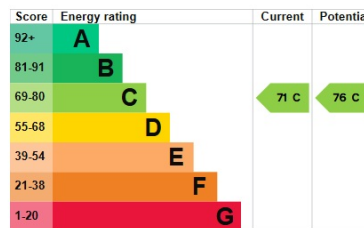
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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