



Alport Close

Hulland Ward

6 Alport Close

Hulland Ward

Ashbourne

Derbyshire

DE6 3FR



3



3



2



C

This splendidly well presented, extended three bedroom link detached property occupies a delightful cul de sac location on the edge of this popular village.

The accommodation has been thoughtfully extended to the ground floor to offer versatile accommodation for a multitude of different layouts depending on the specific purchasers needs.

There is generous gated off road parking to the front with access to the garage and well designed landscaped garden to the rear.

Hulland Ward is a well considered village conveniently located between the market towns of Ashbourne and Belper and has an excellent range of village amenities included public house, schools, petrol station, church and village hall.

Asking Price:

£365,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main entrance door leads through to the **Entrance Hall** providing an excellent boot space, stairs rising to the first floor level and internal door through to the **Lounge** which has been recently renovated with a charming inset wood burning stove with timber lintel over and granite hearth. The Lounge has an open arch leading through to the Dining Room and a sliding door to the **Kitchen** which has been fitted with a range of matching wall drawer and base units with rolled edge work surface over and tiled splash backs. Sink and Drainer located under the window overlooking the garden and integrated gas hob with extractor hood over and eye level electric double oven. Under counter appliance space with plumbing for washing machine and integrated fridge and freezer. Useful built-in storage cupboard housing the wall mounted central heating boiler, door to side providing external access.

The **Dining Room** has been thoughtfully designed with a bi-fold door dividing it from the **Study**, these doors can be opened to create a larger dining space if required. Accessed from the study is the **Wet Room** being fully tiled providing shower, wash hand basin and WC.

The **Conservatory** is accessed from the dining room via double glazed patio doors, it is connected to the central heating and overlooks the rear garden with a double glazed door providing access to the patio seating area.





First Floor

The **First Floor Landing** provides access to all first floor rooms and refitted shower room .

Bedroom One and **Bedroom Two** are good sized double bedrooms, both having an extensive range of fitted bedroom furniture. **Bedroom Three** is a front facing single bedroom with fitted bedroom furniture.

The **Shower Room** has been refitted with a three piece shower suite including a corner shower cubicle with shower over, WC and pedestal wash hand basin.



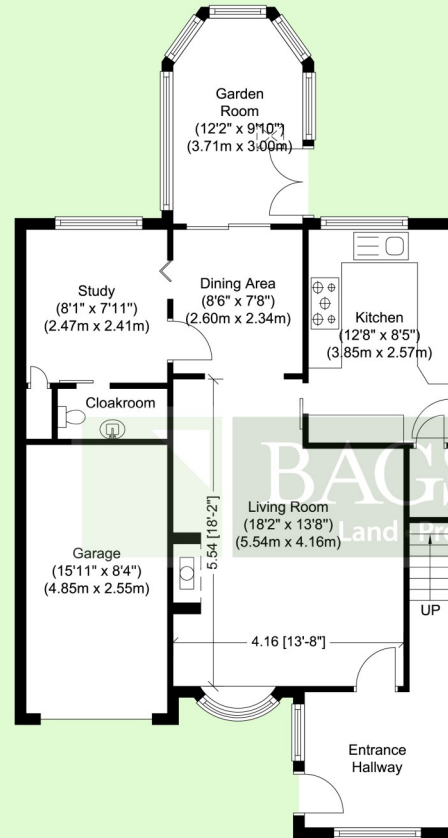
Externally

The property is situated on a small cul de sac with gates providing access to the tarmacadam with artificial grass border to provide a generous frontage affording parking for a number of vehicles and previously allowed space for a caravan. The drive provides access to the **garage** having up and over door power and lighting. A paved garden path leads around the side of the property with a pedestrian gate providing access to the rear.

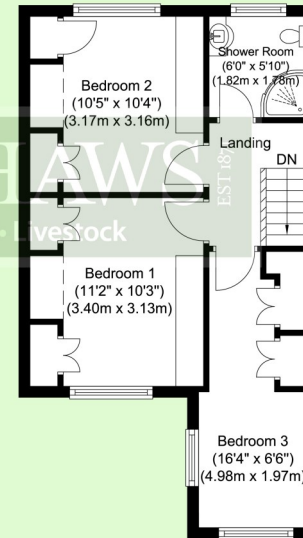
The rear garden has been thoughtfully landscaped, with paved patio seating area to the immediate rear with steps down to main central patio area, a paved path leads to the rear of the garden where there is an artificial grass enclosure and access to the timber garden shed.



Ground Floor



First Floor



6 Alport Close, Hulland Ward, Ashbourne DE6 3FR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First

General Information

Services:

Main Electricity, Mains water and drainage.

Mains Gas central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaw's have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority and Council Tax Band:

Derbyshire Dales District Council. Council Tax band D.

Directions:

What3words: ///flies.dentistry.smiles

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

