

12 Alport Close

Hulland Ward, Ashbourne, DE6 3FR

Abode are delighted to offer this well-presented three-bedroom home situated in a quiet cul-de-sac in the sought-after Derbyshire village of Hulland Ward, enjoying open views across neighbouring farmland.

The village provides a range of local amenities including a shop, garage, village hall and GP practice, with a primary school within walking distance. Regular bus services connect to Ashbourne, Matlock and Belper, and the surrounding countryside offers excellent access to the Peak District.

The accommodation briefly comprises an entrance hall with under-stairs storage, a bright living/dining room featuring a gas coal-effect fireplace and patio doors opening onto the rear garden, a fitted kitchen with access to the garden, and a separate snug with French doors. A guest cloakroom completes the ground floor.

To the first floor are three bedrooms and a family bathroom fitted with a bath and shower over.

Outside, the property benefits from lawned and patio gardens along with a driveway to the front. Viewing is highly recommended to appreciate the setting and accommodation on offer.

£265,000

12 Alport Close

Hulland Ward, Ashbourne, DE6 3FR



ENTRANCE HALL

BATHROOM

LOUNGE

GARAGE

DINING AREA

OUTSIDE

KITCHEN

UTILITY AREA

CLOAKROOM

CONSERVATORY

FIRST FLOOR LANDING

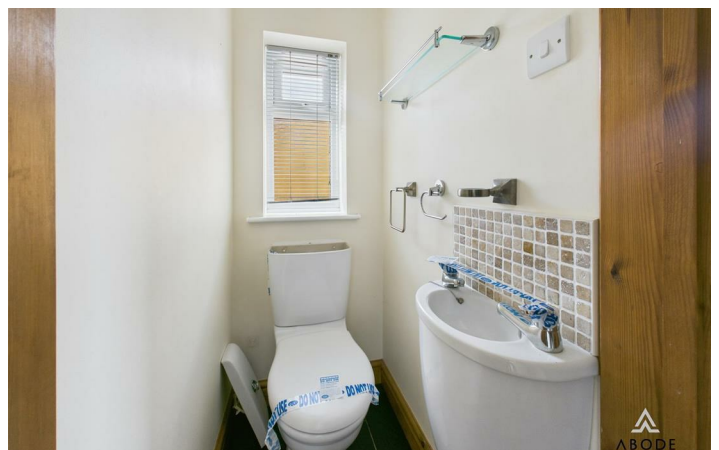
BEDROOM 1

BEDROOM 2

BEDROOM 3

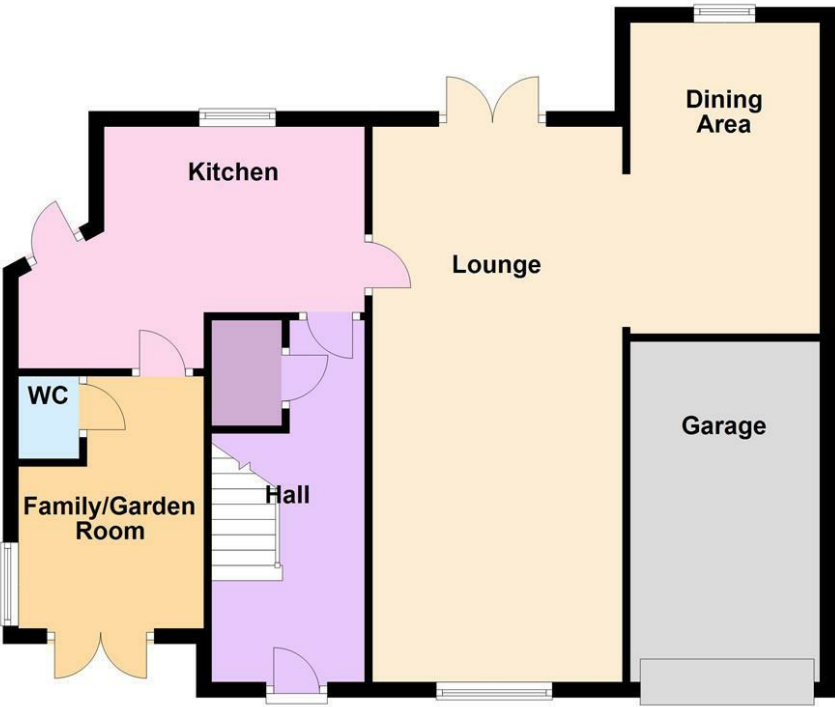


Directions

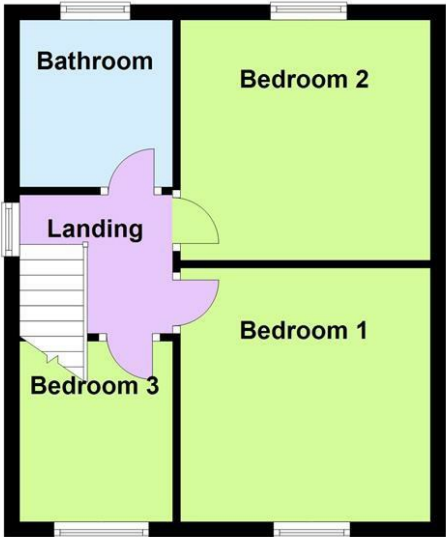


Floor Plan

Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		