



**GRANT'S**  
OF DERBYSHIRE

5 Alport Close, Hulland Ward, Ashbourne DE6 3FR  
Offers Around £385,000

Occupying a quiet cul-de-sac location in the popular village of Hulland Ward is this extended four/five bedroomed detached property. The accommodation itself briefly comprises entrance hallway, open plan living/dining room, fitted kitchen, ground floor bedroom five/study with ensuite shower room. To the first floor is the family bathroom and four bedrooms. Outside to the front is a driveway providing off road parking for up to four vehicles and leading to the garage. To the rear is a well proportioned and fully enclosed lawned garden with two paved patio areas. The property is extremely well presented throughout and benefits from gas central heating and uPVC double glazing. Viewing highly recommended.



## Location

The sought after village of Hulland Ward is located just five miles east of the historic market town of Ashbourne and, via excellent road links, it is within easy reach of Belper and Derby. Carsington Water is close by, offering leisure and water sports facilities, and the stunning Peak District is a short distance away. The village has a popular farm shop and two public houses; The Nags Head and the Black Horse Inn. There is a primary school in the village itself and a good choice of secondary schools within an eight mile radius.

## Accommodation

### Ground Floor

To the front of the property is a part glazed door with matching side screen which opens into the

### Entrance Hallway

A most welcoming space which has the staircase leading up to the first floor and a door to the left opening to the

### Open Plan Living/Dining Room 28'9" x 7'10" (8.78m x 2.41m )

A delightful, light and airy reception room with coving to the ceiling and a large window to the front aspect looking out onto the close. There is ample space for a dining table and chairs to the rear of the room.

French doors provide a very pleasant outlook onto the garden and open onto the patio area.

From the dining area is a door to the study/fifth bedroom and an opening to the

### Kitchen 14'10" x 8'4" (4.53m x 2.56m )

Having wood effect flooring, this contemporary style kitchen is fitted with a good range of wall and base units with work surfaces and matching upstands. The inset one and a half bowl sink with hand spray mixer tap is ideally situated beneath the window to the rear aspect looking out onto the garden. Integrated appliances include the double electric oven, warming drawer, microwave and the five ring induction hob with extractor over. Space and plumbing is available for a washing machine as well as space for a freestanding fridge and freezer.

To the rear of the room is a door opening to a useful understairs storage space and to the side is an opaque glazed door providing access to the exterior.

### Study/Bedroom Five 9'3" x 7'7" (2.84m x 2.32m )

This room would suit a number of uses from home office to play room or could serve as a fifth bedroom. There is a window to the rear aspect looking out onto the garden and a door to access the

### Shower Room 15'7" x 8'6" (4.75m x 2.60m )

Fitted with a three piece suite comprising low flush WC, pedestal wash hand basin with tiled splashback and a tiled cubicle housing an electric shower. The room is lit by inset spotlights and has wood effect flooring.

### First Floor

The staircase leading up from the ground reaches the

### Landing

This semi-galleried landing has an obscured glass window to the side aspect and doors opening to the bathroom and three of the bedrooms.

### Bedroom One 11'1" x 10'3" (3.38m x 3.14m )

This is a good sized double bedroom. The large window to the front aspect provides an excellent and far reaching view over the rooftops to the surrounding countryside.

### Bedroom Two 10'4" x 10'4" (3.16m x 3.15m )

The second bedroom is to the rear of the home with a window looking out onto the garden. There is access to the attic space and a built-in cupboard to one corner houses the Worcester combination boiler which provides the hot water and services the gas central heating system. Within bedroom two is a door to access

### Bedroom Three 14'9" x 7'7" (4.50m x 2.33m )

This is a spacious bedroom which has a window overlooking the rear garden as well as a high level window to the side.

### Bedroom Four 7'9" x 6'1" (2.37m x 1.86m )

This single bedroom enjoys a most pleasant outlook through the window to the front aspect.

### Family Bathroom 6'0" x 5'10" (1.85m x 1.78m )

With an obscured glass window to the rear aspect, this

extremely well appointed bathroom has a dual flush WC, a wash hand basin with mixer tap set within a vanity unit and an L shaped bath with mixer tap and thermostatic shower over.

## Outside

To the front of the property is a large driveway which provides off road parking for up to four vehicles and leads to the garage.

A pathway leads around the side of the property where there is gated access to the extremely well maintained rear garden, fully enclosed by hedging and timber fencing. Adjacent to the home is a paved patio area beyond which is a good sized lawned garden. A pathway leads along the edge of the lawn beside a beautiful planted border and up to a larger paved patio. This provides the perfect spot for al fresco dining, entertaining or simply relaxing and enjoying the peace and quiet.

### Garage 15'7" x 8'6" (4.75m x 2.60m )

Accessed via the up and over door to the front, this garage benefits from both power and light.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2201 per annum.

## Directional Notes

From the centre of Hulland Ward village, head east on the A517 towards Belper. After a few hundred metres take a sharp left onto Moss Lane, and then take the third left into Alport Close. Number 5 is situated on the left hand side.







**Disclaimer:** All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(B1-91) A		(B1-91) A	
(B1-91) B		(B1-91) B	
(B9-91) C		(B9-91) C	
(D5-91) D		(D5-91) D	
(D9-91) E		(D9-91) E	
(D1-91) F		(D1-91) F	
(D1-91) G		(D1-91) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2007/61/EC	
England & Wales		EU Directive 2007/61/EC	