

**DETACHED FAMILY RESIDENCE IN CUL DE SAC LOCATION**

**11 ALPORT CLOSE  
HULLAND WARD  
ASHBOURNE  
DE6 3FR**



**PRICE: O/A £275,000**

**An extended family home offering tremendous scope and potential**

## DESCRIPTION

This traditionally styled and constructed detached three bedroom house occupies a most pleasant and quiet cul de sac location on the edge of the popular and sought after village of Hlland Ward which itself is most convenient for ready access to Ashbourne, Derby and Belper etc.

Having had the original accommodation considerably enhanced by the construction of a spacious ground floor extension the property now provides good sized and flexible accommodation ideal for occupation by the growing family. This value for money purchase also offers very considerable scope and potential for alteration and upgrading to a new purchasers taste.

Benefitting from gas fired central heating and sealed unit double glazing the property is well worthy of an early inspection.

## ACCOMMODATION

Upvc sealed unit double glazed and panelled front door with flanking double glazed side window to

**Entrance Hall** having double panel central heating radiator, staircase off to first floor level and small pane glazed door to



**'L' Shaped Sitting/Dining Room** 13'7" x 13'3" (4.14m x 4.04m) and 8'7" x 8'1" (2.61m x 2.46m) having textured plaster and corniced ceiling and wide upvc sealed unit double glazed window to the front enjoying countryside views over the rooftops. Feature fireplace having quarry tiled hearth and arched recess with fitted decorative fuel effect gas fire. Flanking matching shelves and plinth. Two wall light points. To the rear a brick trimmed arch leads to



**Dining Area** 8'6" x 7' (2.59m x 2.13m) with double panel central heating radiator and upvc sealed unit

double glazed double opening French doors to the rear garden. The dining area is open plan to the



**'L' shaped Kitchen** 9'1" x 8'1" (2.77m x 2.46m) and 9'3" x 7' (2.82 x 2.13m). The kitchen is fitted with a good range of units providing base cupboards and wall cupboards with ample round edge work surfaces and inset single drainer 1.5 bowl sink unit with mixer tap. Appliance space with plumbing for washing machine, tiled splashbacks, fitted drawers, bottle store and cupboards over. Gas cooker point with cooker hood above and double panel central heating radiator. There is a connecting door to the sitting room, upvc sealed unit double glazed window overlooking the rear garden and a double glazed upvc door to the exterior side.



**Under stairs Boiler Cupboard** housing the free standing gas fired boiler for domestic hot water and central heating and also having fitted shelves and coat pegs.

**Rear Lobby** off which are **Guest Cloakroom** having tiled floor, low flush wc and wall mounted wash hand basin.

**Study or Office** 10'8" x 7' (3.25m x 2.13) with upvc sealed unit double glazed window and single panel central heating radiator.

**Staircase to First Floor Landing** having secondary double glazed window.

**Bedroom One** (rear double) 10'6" x 10'3" (3.20m x 3.12m) having upvc sealed unit double glazed window, single panel central heating radiator and in built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.





**Bedroom Two** (front) 11'1" x 8'3" (3.38m x 2.51m) with upvc sealed unit double glazed window again enjoying extensive countryside views beyond the rooftops towards Blackwall, single panel central heating radiator.



**Bedroom Three** (front) 8'2" x 8' (2.49m x 2.44m) maximum. Having upvc sealed unit double glazed window and single panel central heating radiator. This room features an in built cabin bed with storage cupboards beneath and having matching triple fronted wardrobe with central mirrored door.

**Shower Room** having been refitted in recent years to provide a large level access shower with electric shower control and glazed shower screen, combination low flush wc with flanking wash hand basin set into vanity unit with double opening cupboards beneath. Towel rail radiator.



## OUTSIDE

The property stands behind an open plan lawned front garden set with shrubs, trees and bushes. A flanking driveway leads to the attached garage which has been slightly extended to the rear and measures 15'7" x 8'4" (4.75m x 2.54m) plus rear store area, up and

over door, electric light and power connected and the garage houses the electricity and gas meters. To the other side of the house a pedestrian side access leads to the rear where there is a very good sized rear garden having wide patio terrace from which steps lead up to a primarily lawned area with extensive beds and borders having shrubs, bushes, roses and evergreens etc. Apple tree. Timber garden shed. There is an outside cold water tap.

## SERVICES

It is understood that all mains services are connected.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

## TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in band D.

## EPC RATING band D

## VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

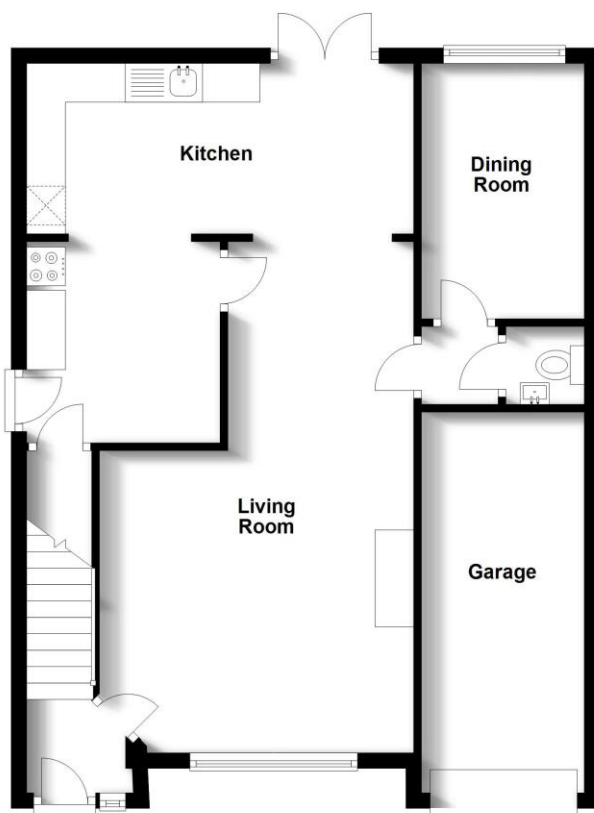
From Ashbourne town centre leave in a easterly direction along the A517 Ashbourne to Belper road. Continue to the village of Hlland Ward proceeding through the village and at the end turn left into Moss Lane. Continue along and then turn third left into Alport Close where the property will be found towards the top on the left hand side.



Ref: FTA2338

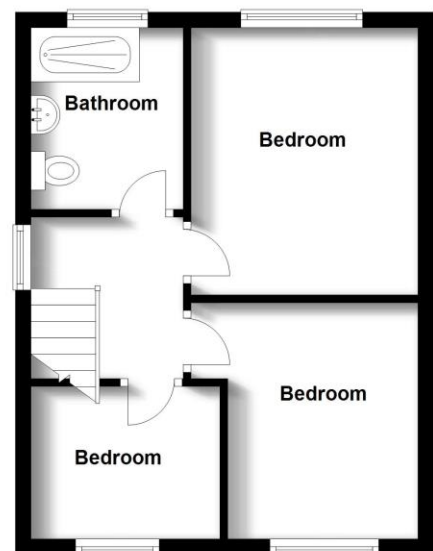
### Ground Floor

Approx. 65.9 sq. metres



### First Floor

Approx. 33.0 sq. metres



Total area: approx. 98.9 sq. metres

**11 Alport Close, Hullan Ward, Ashbourne, Derbyshire, DE6 3PR**

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.