



Alport Close  
Hulland Ward ASHBOURNE



## Property Description

Hall and Benson are delighted to market this detached property located on a corner plot and overlooking farmers fields. The ground floor of the property offers an entrance hallway, lounge, dining room and kitchen. The first floor accommodation comprises four bedrooms, all of which are double, and a family bathroom.

Externally, the property offers ample space for off road parking due to the spacious driveway and the integrated garage with an electric up and over door. To the rear is a mature garden with a patio area offering uninterrupted views over the farmers fields across the road.

The property is being sold with vacant possession and no upward chain. The property has recently undergone work including the installation of a new gas central heating system with all new radiators, as well as the replacement of all UPVC double glazed windows and doors throughout.

An internal viewing is highly advised.

## Ground Floor

### Entrance Hall

Accessed via the UPVC double glazed frosted front door with one radiator.

### Lounge

21' 10" max x 13' 9" plus recess ( 6.65m max x 4.19m plus recess )

Two radiators, two UPVC double glazed windows to the rear elevation and one to the front elevation.

### Dining Room

9' 9" x 12' 7" ( 2.97m x 3.84m )

One radiator, UPVC double glazed window to the side elevation.

### Kitchen

8' x 12' 8" ( 2.44m x 3.86m )

Wall and base units with tiled splashback, stainless steel sink and drainer, space for a cooker, washing machine, fridge and freezer, new wall mounted boiler, UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation.

## First Floor

### Landing

UPVC double glazed frosted window to the side elevation.

### Bedroom One

7' 11" max x 17' ( 2.41m max x 5.18m )

One radiator, two UPVC double glazed windows to the front elevation, built in airing cupboard.

### Bedroom Two

9' 9" x 12' 7" max ( 2.97m x 3.84m max )

One radiator, UPVC double glazed window to the rear elevation, frosted door to the rear elevation.

### Bedroom Three

7' 10" x 12' 7" plus recess ( 2.39m x 3.84m plus recess )

One radiator, UPVC double glazed windows to the front and side elevations.

### Bedroom Four

10' 5" max x 10' 4" max ( 3.17m max x 3.15m max )

One radiator, UPVC double glazed window to the rear elevation, fitted wardrobes.

### Bathroom

Part tiled walls, bath with overhead shower, WC, pedestal sink, one radiator, UPVC double glazed frosted window to the rear elevation.

### Garage

18' max x 12' 8" max ( 5.49m max x 3.86m max )

Up and over electric door to the front elevation, equipped with lighting and electrics, UPVC double glazed window to the side elevation.

### Outside

To the front of the property is a block paved driveway with ample parking for at least two vehicles. To the rear is a mature garden comprising small trees, a paved patio and small pond.

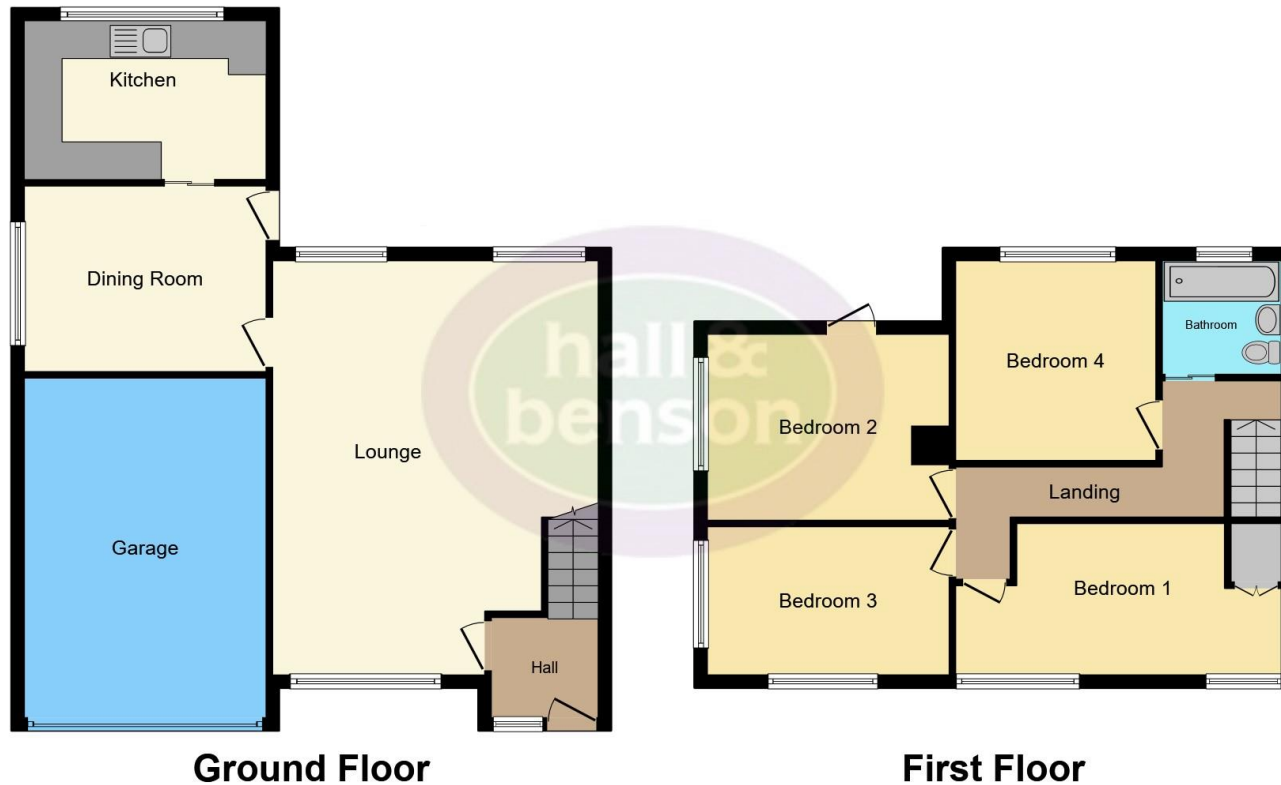
### Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









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)

To view this property please contact Hall & Benson on

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**EPC Rating: E**

Tenure: Freehold

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Awaiting Photograph