



Grange Avenue, Hulland Ward Ashbourne DE6 3FX

welcome to

Grange Avenue, Hulland Ward Ashbourne

A Five bedroom family home including an entrance lobby, entrance hall, ground floor shower room, lounge, dining room, kitchen, utility and five bedrooms. There are beautiful gardens which include a timber shed.



Entrance Lobby

Front door under storm porch, UPVC door to front, stone faced lvt flooring, windows to front, tall radiator, cupboards,

Entrance Hall

Stone faced lvt flooring, downlights, stairs,

Ground Shower

Has stone faced lvt flooring, cupboards, tiling, heated towel rail, wc, corner mains shower cubicle, wash vanity, downlights,

Lounge

16' 4" max x 11' 3" max (4.98m max x 3.43m max)
Media wall with shelving, storage, stone faced lvt flooring, rabbit enclosure, tall radiator, window to front, downlights, cupboards, french doors to hall,

Dining Room

11' 4" x 9' 6" (3.45m x 2.90m)
Has stone faced lvt flooring, radiator, shelving, french doors to rear, downlights,

Kitchen

15' 4" x 8' 4" (4.67m x 2.54m)
Open plan to dining room, stone faced lvt flooring, wall base and drawer units, worktop, cupboards, double integrated cooler, gas hob, cooker hood, downlights, glass cupboards, room for fridge freezer, sink, enclosed boiler, part tiled walls, shelving

Utility Room

8' 8" x 5' 3" (2.64m x 1.60m)
Stone faced LVT flooring, wall base and drawer units, plumbing for washing machine, room for further appliances, dishwasher, stainless steel sink, downlights, worktop, heated towel rail,

Landing

Radiator, downlights, velux windows, cupboard,

Bedroom One Ground Floor

11' 8" x 9' 1" (3.56m x 2.77m)
With radiator, window to rear, downlights,

Ensuite Ground

WC, tall radiator, wash vanity, downlights, extractor,

Bedroom Two Master 1st Floor

11' 5" x 10' (3.48m x 3.05m)
Radiator, window to front elevation

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)
Radiator, window to rear elevation

Bedroom Four

13' 9" max x 9' 3" max (4.19m max x 2.82m max)
Fitted wardrobe, radiator, window to front elevation

Shower

Has vinyl floor, his/hers sinks, floating vanity unit, 2 x electric mirrors, wc, corner mains shower cubicle, heated towel rail, part tiled walls, skylight, downlights,

Bedroom Two Ensuite

Laminate floor, radiator, bath with overhead mains shower, downlights, velux window, wash vanity, wc,

Bedroom Five

14' 2" max x 9' 2" max (4.32m max x 2.79m max)
With radiator, window to rear elevation, downlights, fitted wardrobe,

Store Room

8' 3" x 5' 3" (2.51m x 1.60m)
Radiator, velux windows, downlights,

Exterior And Gardens

Front garden has a block paved driveway, timber boundaries, gravel borders, side path, outdoor tap, outdoor sockets and outdoor lights.
Rear garden has patio, artificial grass, outdoor tap, outdoor plugs, timber boundaries, security light, side path to side gate, timber shed with window and door.



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welcome to

Grange Avenue, Hulland Ward Ashbourne

- Fully renovated
- Off road parking
- Extended
- Five bedrooms
- Spacious accommodation

Tenure: Freehold EPC Rating: D

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN105707 - 0005

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