



Alport Close, Hlland Ward Ashbourne DE6 3FR

welcome to

Alport Close, Hulland Ward Ashbourne

This four bedroom property in a quiet village comprises of separate lounge, dining room and kitchen with the addition of a study and WC downstairs. Four bedrooms and a bathroom can be found upstairs. Outside, it benefits from a driveway, garage and rear garden.



Entrance Porch

This room provides a UPVC door and stairs.

Study

12' 9" x 7' 4" (3.89m x 2.24m)

Double glazed window to the rear and an external access door. Radiator and additional door to downstairs WC.

Lounge

19' 1" x 13' 8" (5.82m x 4.17m)

A good size carpeted room with double glazing to the front. Additionally, there is a mantle place with gas fire and doors both leading into the kitchen and hallway.

Dining Room

14' 8" x 8' 3" (4.47m x 2.51m)

Separate dining room with access to the study and kitchen. Double glazed double doors leading onto the patio. Radiator.

Kitchen

Delightful fitted cream kitchen with a range of cupboards and wall units. Gas cooker, extractor fan and a breakfast bar. There is external access through a side door as well as an internal door to the dining room. Storage space under stairs.

W.C

W.C and vanity wash basin

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)

The room has double glazed window to the front and provides access to the attic space

Bedroom Two

10' 11" x 8' 3" (3.33m x 2.51m)

Provides double glazed window to rear and cupboard space.

Bedroom Three

11' x 8' 3" (3.35m x 2.51m)

Double glazing to rear and cupboard space

Bedroom Four

7' 11" x 6' 1" (2.41m x 1.85m)

The room provides built in wardrobes and double glazed windows to the front.

Bathroom

Four piece suite comprising; bath, WC, shower cubicle with electric shower and vanity unit.

Rear Garden

Patio area perfect for outside furniture with stairs up to lawned area. Access to the front of the property via side gate and path. Timber shed.

Front Garden

Lawn garden with driveway adjacent providing off road parking and access to garage.

Garage has power and lighting.



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Alport Close, Hulland Ward Ashbourne

- Village Location
- Four Bedrooms
- Study
- Drive
- Garage

Tenure: Freehold EPC Rating: D

offers over

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106398 - 0011

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