



**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

With great kerb appeal of front door under a storm porch. Entering through UPVC front door, stone faced lvt flooring, windows to front, tall radiator and cupboards.

### Entrance Hall

Stone faced lvt flooring, downlights and contains the stairs to first floor.

### Ground Shower Room

Provides stone faced lvt flooring, cupboards, tiling, heated towel rail, wc, corner mains shower cubicle, wash vanity and 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, skylight windows, cupboard,

### Grand Floor Bedroom

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

### Esuite To Ground Floor

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

### Bedroom Two

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

### Bedroom Two Ensuite

Has vinyl floor, his/hers sinks on floating vanity unit, two electric mirrors and WC. A corner mains shower cubicle, heated towel rail, part tiled walls, skylight as well as downlights.

### Bedroom Three

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

### Bedroom Four

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

### Shower Room

Has vinyl floor, his/hers sinks on a floating vanity unit, two electric mirrors and WC. A good sized corner mains shower cubicle, heated towel rail, part subway tile look to walls, skylight and downlights.

### Bedroom Five

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

### Store Room

8' 3" x 5' 3" ( 2.51m x 1.60m )  
Radiator, skylight windows and 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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## Grange Avenue, Hulland Ward Ashbourne

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

Tenure: Freehold EPC Rating: Awaited

**£475,000**



Please note the marker reflects the postcode not the actual property

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