

Grange Avenue

Hulland Ward, Ashbourne, DE6 3FX

John German





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£425,000



Extended five-bedroom detached home in a popular Hulland Ward cul-de-sac. Versatile layout with three bathrooms, ground floor bedroom and shower room, spacious driveway, and walking distance to local amenities. Ideal for families or multi-generational living.

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Located in a sought-after cul-de-sac in the heart of Hlland Ward, this property is a five-bedroom extended detached home offering flexible living space ideal for modern family life. The property benefits from a spacious driveway providing ample off-street parking and is within walking distance of the village shop, pub, school, and local amenities. Its layout is well-suited to growing families, those needing additional space to work from home, or buyers requiring a ground floor bedroom and shower room to accommodate elderly relatives or mobility needs.

The internal accommodation is arranged to offer versatility across two floors, including five well-proportioned bedrooms and three bathrooms, allowing for both privacy and practical day-to-day living. The home is positioned for easy access to Ashbourne, Derby, and Belper, and is close to the popular Carsington Water and surrounding countryside, ideal for walking and outdoor activities. This is a practical and well-located property with scope to adapt to a range of lifestyle needs.

A composite entrance door opens into the reception hallway, which features useful fitted storage cupboards. From here, doors lead off to the ground floor shower room, sitting room, kitchen, and staircase to the first floor.

The sitting room is a spacious reception space with a fitted media wall incorporating built-in shelving and cupboards. Additional under-stairs storage and further fitted cupboards offer practical storage.

The ground floor shower room is fitted with a wash hand basin set into a vanity unit with chrome mixer tap, a low-level WC, and a shower unit with a chrome rainfall shower. There is also an extractor fan, a chrome ladder-style heated towel rail, and a built-in storage cupboard.

The kitchen is fitted with preparation surfaces incorporating an inset composite sink with adjacent drainer and chrome mixer tap, with tiled splashbacks. There is a range of base cupboards and drawers, an integrated double electric oven and grill, a four-ring gas hob with extractor above, and space for a freestanding fridge freezer. Wall-mounted cupboards provide additional storage and an opening leads through to the dining room.

The dining room features recently fitted French doors opening onto the rear garden and an internal door into the ground floor bedroom.

The utility room is located off the kitchen and includes preparation surfaces with an inset stainless steel sink and chrome mixer tap. There is appliance space and plumbing for a washing machine, separate tumble dryer, and dishwasher, as well as space for a freestanding freezer and an integrated beer fridge. There are also wall-mounted cupboards and a chrome ladder-style towel rail.

The versatile ground floor bedroom is a double, with access to a separate WC fitted with a wash hand basin and vanity unit, chrome mixer tap, and low-level WC. This room could also be used as a study or flexible guest accommodation, especially suited for multi-generational living.

Upstairs, the first floor landing provides access to four bedrooms, the family bathroom, study and a useful storage cupboard.

The master bedroom is a generous double with access to an en-suite bathroom comprising a white suite with wash hand basin set in a vanity unit, low-level WC, and a P-shaped bath with chrome mixer tap, mains-fed rainfall shower, and glass screen. There is also a Velux roof window and extractor fan.

Bedroom two is another double, enjoying an elevated view over the rear garden and surrounding countryside, with fitted wardrobes. Bedroom three is also a double, similarly positioned to take advantage of the countryside outlook. There is also a useful study with a Velux roof window, ideal for home working. The fourth upstairs bedroom is a double and features fitted wardrobes.

The upstairs shower room is fitted with a double shower unit, his and hers circular sinks with chrome mixer taps, low-level WC, chrome ladder-style heated towel rail, extractor fan, and a roof lantern providing natural light.

Outside to the front of the property is a large double width block-paved driveway offering off-street parking for multiple vehicles. The rear garden is designed for low maintenance, with a patio seating area, artificial lawn, timber shed, and an additional raised patio seating area enclosed by timber fencing.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

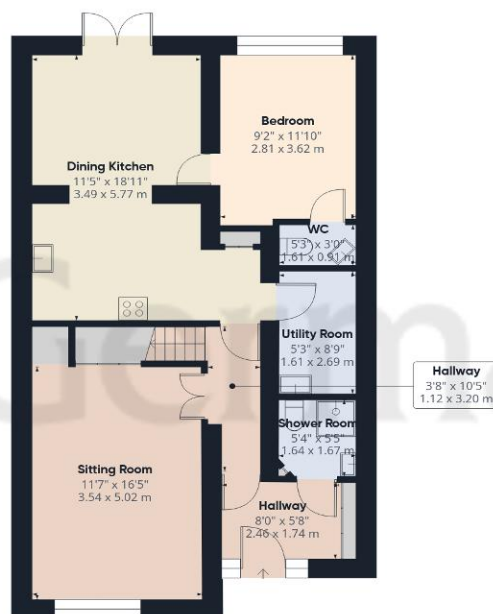
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/24102025

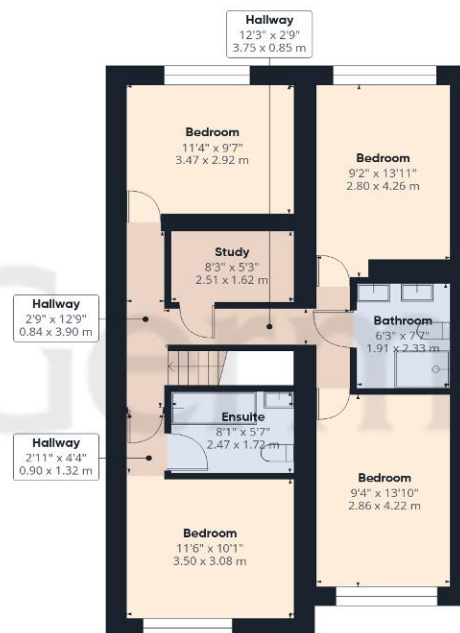
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1480 ft²

137.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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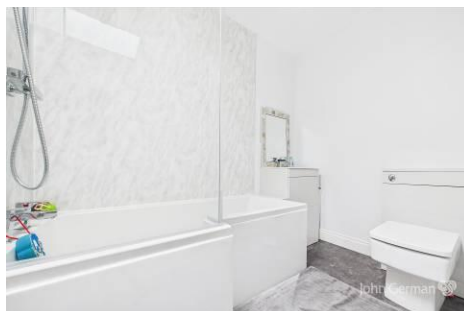
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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