

# 1

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Alport Close, Hulland Ward, Ashbourne, Derbyshire, DE6  
Offers Around £275,000 Freehold

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- No Upper Chain
- Four Bedroom Detached
- Requires Modernisation
- Spacious Throughout
- Corner Plot
- Views over Neighbouring Field
- Excellent Potential
- Village Location







## Summary

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A well positioned, four bedroom, detached residence in the sought after location of Hulland Ward.

This is a spacious, four bedroom, detached residence occupying a particularly pleasant location on the corner of Alport Heights bordering open countryside.

Requiring modernisation the property offers potential to create a spacious family home in a sought after village location. The property is sold with no upper chain and features, hallway, large living room, dining room and kitchen. The first floor landing leads to four bedrooms and a bathroom. The property benefits from a good size driveway, integral garage and compact rear garden.

# F&C

## The Location

Hulland Ward is a popular village with amenities including, pub, primary school and fabulous walks in the surrounding open countryside. A short drive away is the gateway to the Peak District and the market town of Ashbourne, with a varied selection of shops and facilities including Queen Elizabeth Grammar Secondary school, bustling marketplace, cafes, restaurants, supermarkets and retail park to name a few.

## Accommodation

### Ground Floor

#### Entrance Hall

5'11" x 5'6" (1.82 x 1.70)

A UPVC double glazed entrance door with matching sidelight provides access to hall with central heating radiator and staircase to first floor.

#### Living Room

21'9" x 16'9" (6.63 x 5.13)

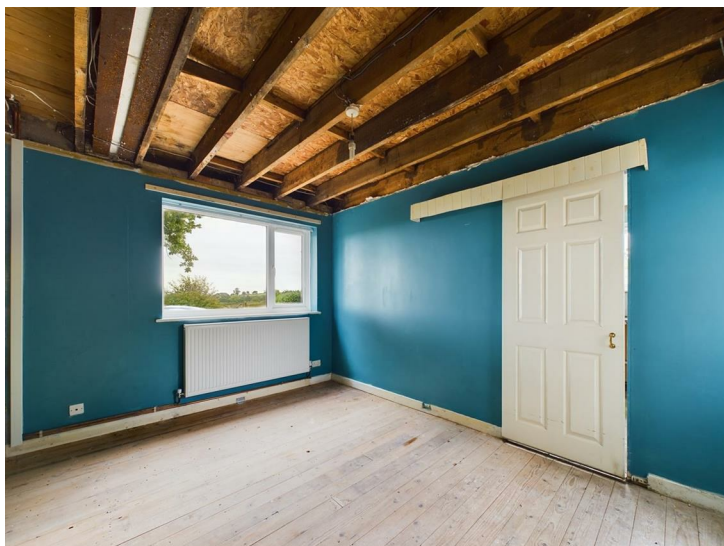
With two central heating radiators, decorative coving, double glazed window to front and two further double glazed windows to the rear.



### **Dining**

12'7" x 9'10" (3.84 x 3.01)

With central heating radiator, double glazed door to rear garden, double glazed window to side offering impressive views over rolling countryside and sliding door to kitchen.



### **Kitchen**

12'8" x 8'0" (3.88 x 2.46)

With granite effect worktops, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complimentary wall mounted cupboards, appliance spaces suitable for free standing cooker, fridge, freezer and dishwasher, wall mounted gas boiler and double glazed window to rear.



### **First Floor Landing**

7'3" x 6'2" (2.21 x 1.89)

With double glazed window to side.

### **Bedroom One**

10'5" x 10'4" (3.18 x 3.17)

With central heating radiator, access to loft space and double glazed window to rear.





### **Bedroom Two**

12'7" x 9'7" (3.85 x 2.93)

With central heating radiator and double glazed window to side.



### **Bedroom Three**

12'7" x 7'9" (3.84 x 2.38)

With central heating radiator, double glazed window to side with impressive views and double glazed window to front.



### **Bedroom Four**

16'10" x 7'11" (5.15 x 2.43)

With central heating radiator, storage cupboard and two double glazed windows to front.

### **Bathroom**

6'2" x 5'11" (1.89 x 1.81)

Suite with low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window to rear.

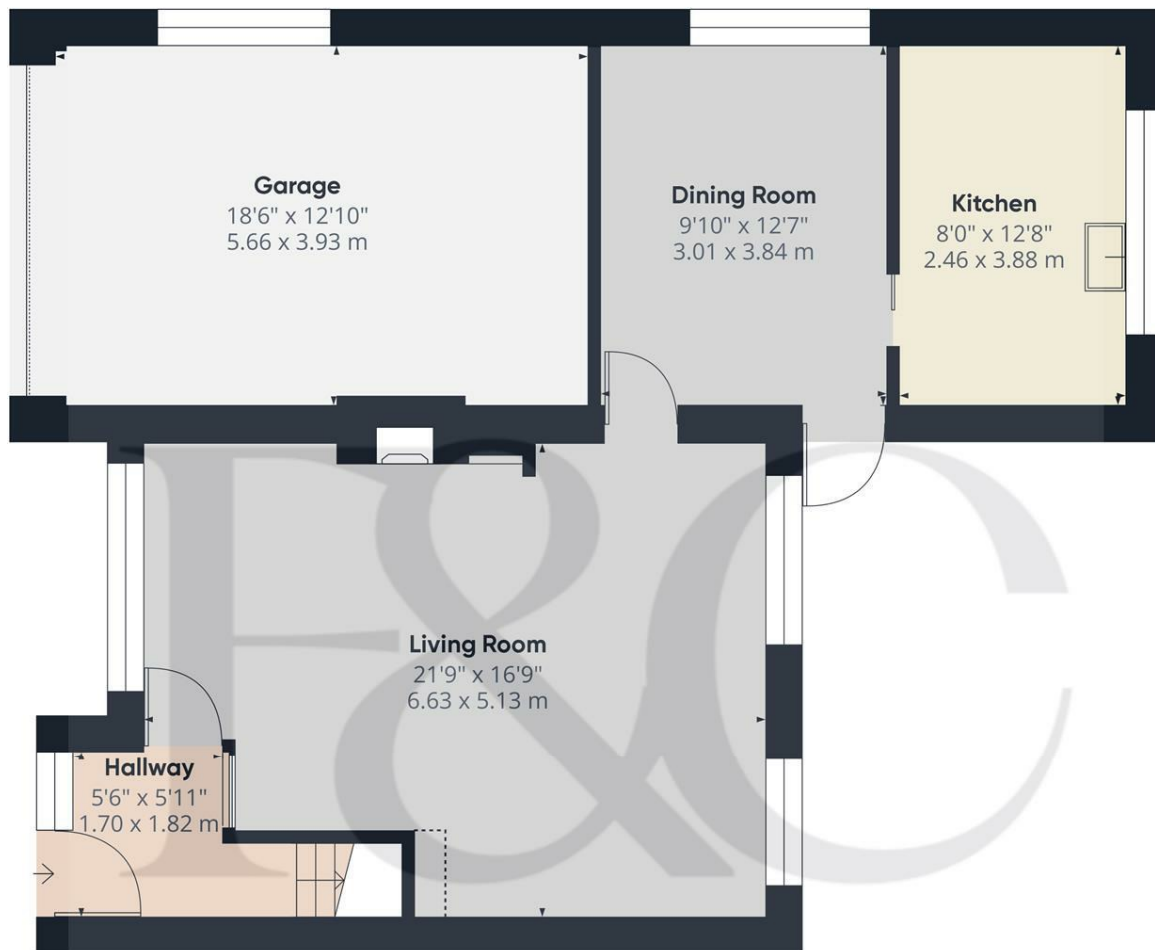


## Outside

The property occupies a corner plot set back from the road behind a good sized block paved driveway, providing off road parking and access to the garage. The gardens continue around the side of the property with patio to the rear and a further lower level patio area, raised border, ornamental pond and views to the side of the property which are particularly impressive over neighbouring open countryside.



**Council Tax Band D**



Floor 0

**Approximate total area<sup>(1)</sup>**

853.79 ft<sup>2</sup>  
79.32 m<sup>2</sup>

**Reduced headroom**

3.23 ft<sup>2</sup>  
0.3 m<sup>2</sup>

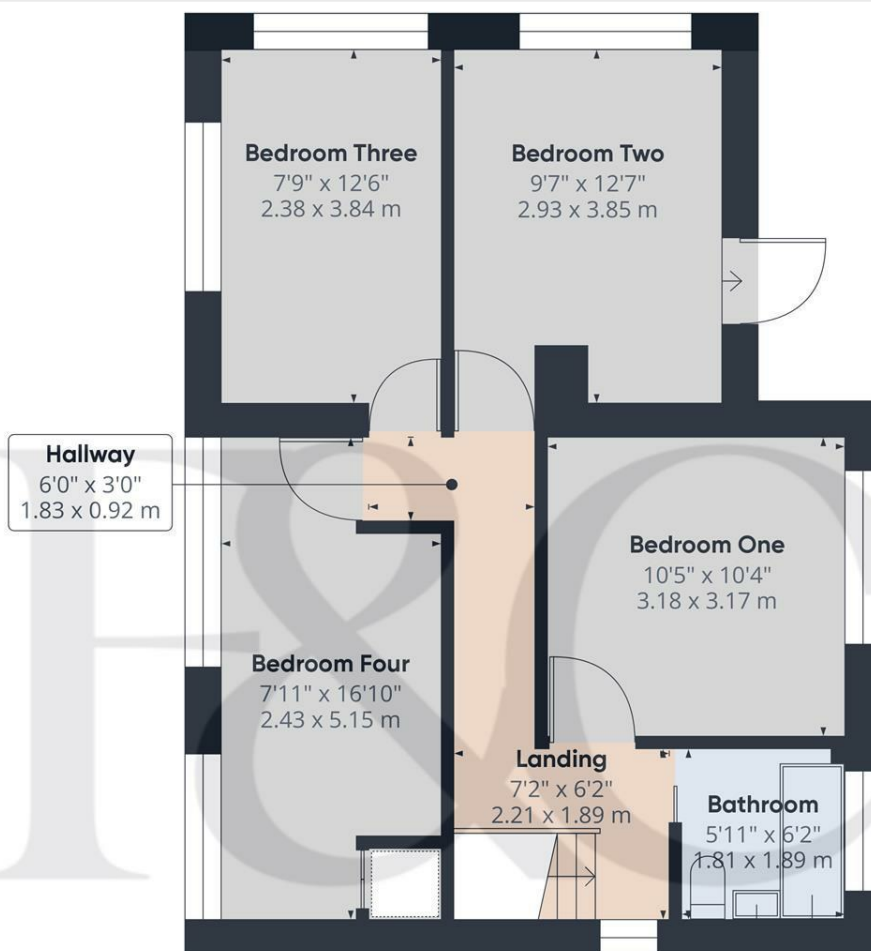
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**

504.83 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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## Getting there

1 Alport Close  
Hulland Ward  
Ashbourne  
Derbyshire  
DE6 3FR

Council Tax Band: D  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		<b>98</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	