

# Fletcher & Company

12 George Rodgers Close, Hulland Ward, Ashbourne,  
DE6 3GY

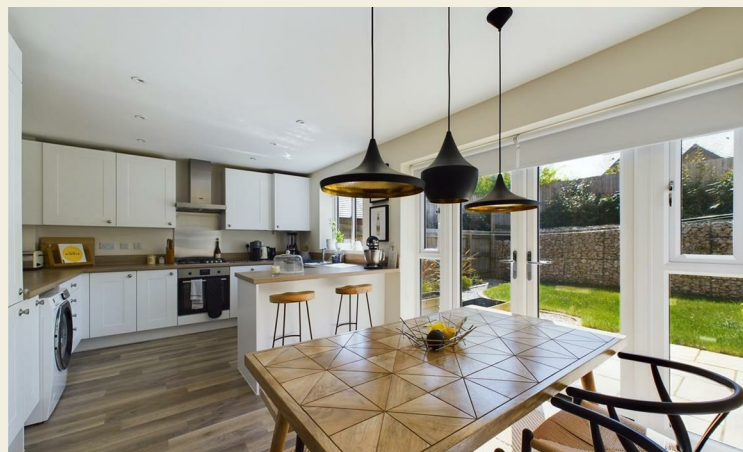
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£1,675 Per Calendar Month

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- Charming & Stylish Detached Property, Beautifully Presented Throughout
- Fully Furnished
- Spacious Entrance Hall with Staircase to First Floor, Fitted Guest Cloakroom
- Superb Living Kitchen/Dining Room with French Doors to Garden
- Ideal Family Home
- Three Bedrooms, En-Suite & Family Bathroom
- Enclosed Rear Garden
- Garage & Off Road Parking
- Idyllic Sought-After Village Location





## Summary

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Welcome to this charming, recently built, detached house located in the picturesque George Rogers Close, Hulland Ward, Ashbourne. This property boasts a spacious 921 sq ft of living space, perfect for a family looking for a new home.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing with loved ones. With three inviting bedrooms, there is ample space for everyone to have their own sanctuary and two very well equipped and stylishly fitted bathrooms.

One of the many highlights of this property is the parking space available for up to three vehicles, making it convenient for those with multiple cars or guests.

The property is offered fully furnished with the flexibility of a long-term let providing stability and peace of mind for those looking to settle down in this lovely home.

Don't miss out on the opportunity to make this house your own and create lasting memories in this delightful neighbourhood. Contact us today to arrange a viewing and take the first step towards your new beginning at George Rogers Close.

F&C



## The Accommodation

### Ground Floor

#### Entrance Hall

15'3" x 3'11" (4.66 x 1.20)



#### Fitted Guest Cloakroom

5'7" x 3'0" (1.71 x 0.93)



## Lounge

17'4" x 10'9" (5.30 x 3.30)



**Superb Living Kitchen/Dining Room**  
18'4" x 11'2" (5.59 x 3.42)



**First Floor**

**Landing**  
10'9" x 3'4" (3.28 x 1.04)

## Master Bedroom

12'2" x 11'3" (3.72 x 3.44)



## En-Suite Shower Room

7'9" x 3'10" (2.37 x 1.19)





### Bedroom Two

11'5" x 9'10" (3.49 x 3.02)



### Bedroom Three

7'1" x 6'11" (2.16 x 2.12)



### Family Bathroom

6'11" x 5'8" (2.13 x 1.73)



## Outside

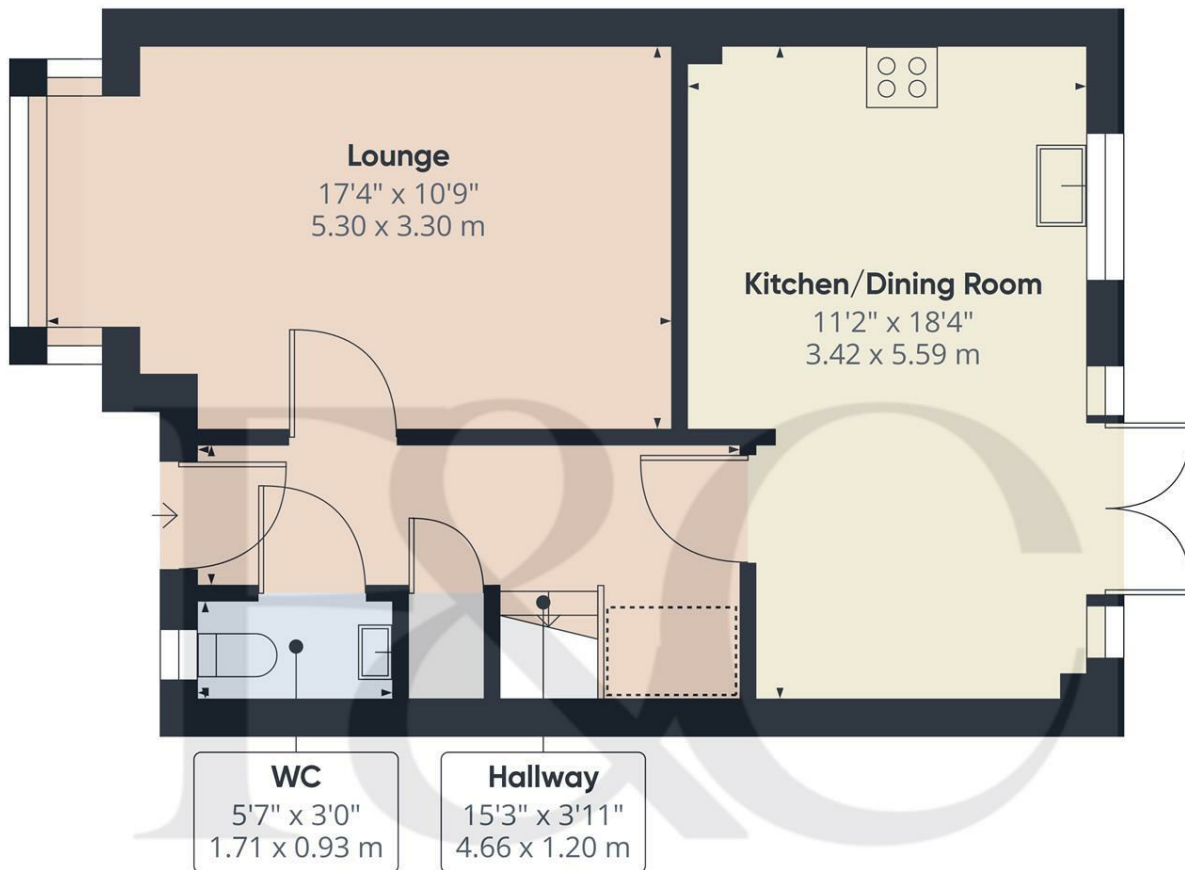


## Enclosed Rear Garden



## Council Tax Band D - Derbyshire Dales





Floor 0

Approximate total area<sup>(1)</sup>  
490.05 ft<sup>2</sup>  
45.53 m<sup>2</sup>

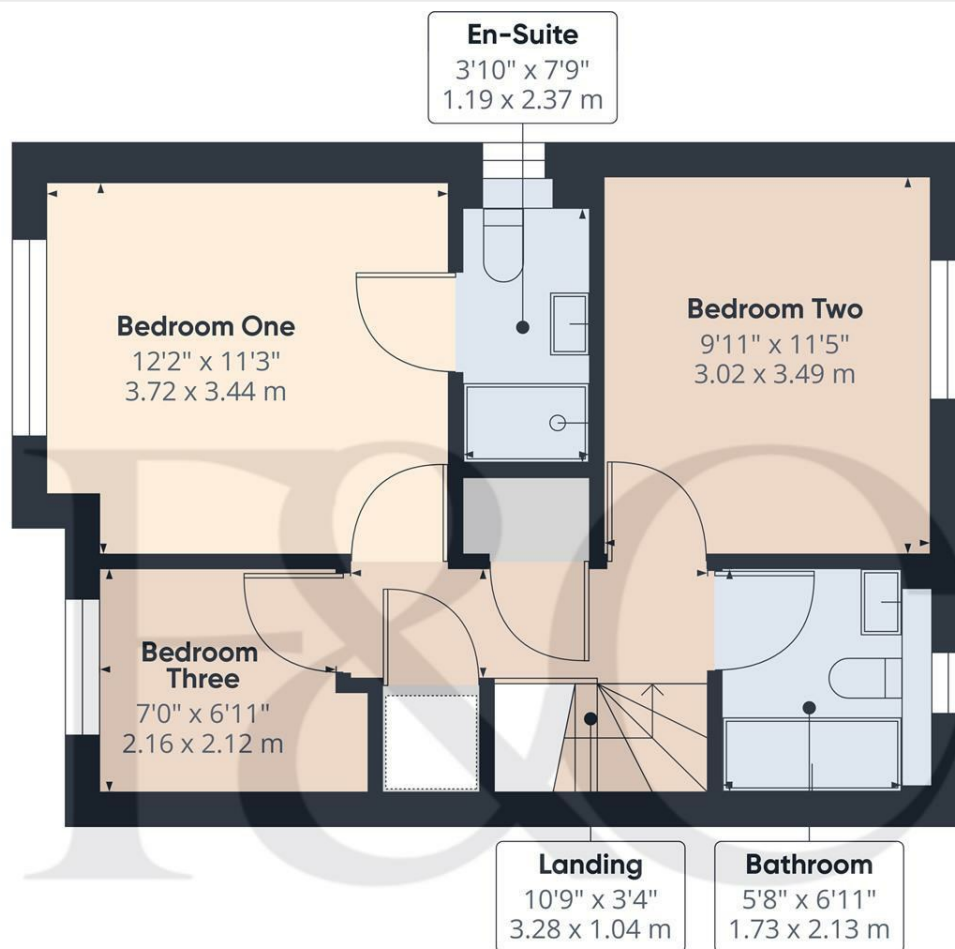
Reduced headroom  
17.35 ft<sup>2</sup>  
1.61 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
430.5 ft<sup>2</sup>  
40 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

### Duffield Office

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12 George Rodgers Close  
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Ashbourne  
DE6 3GY

Council Tax Band: D  
Tenure:

