

12 Alport Close Hulland Ward, Ashbourne, DE6 3FR

Abode are delighted to offer this well-presented three-bedroom home situated in a quiet cul-de-sac in the sought-after Derbyshire village of Hulland Ward, enjoying open views across neighbouring farmland.

The village provides a range of local amenities including a shop, garage, village hall and GP practice, with a primary school within walking distance. Regular bus services connect to Ashbourne, Matlock and Belper, and the surrounding countryside offers excellent access to the Peak District.

The accommodation briefly comprises an entrance hall with under-stairs storage, a bright living/dining room featuring a gas coal-effect fireplace and patio doors opening onto the rear garden, a fitted kitchen with access to the garden, and a separate snug with French doors. A guest cloakroom completes the ground floor.

To the first floor are three bedrooms and a family bathroom fitted with a bath and shower over.

Outside, the property benefits from lawned and patio gardens along with a driveway to the front. Viewing is highly recommended to appreciate the setting and accommodation on offer.

£265,000

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ENTRANCE HALL

BATHROOM

LOUNGE

GARAGE

DINING AREA

OUTSIDE

KITCHEN

UTILITY AREA

CLOAKROOM

CONSERVATORY

FIRST FLOOR LANDING

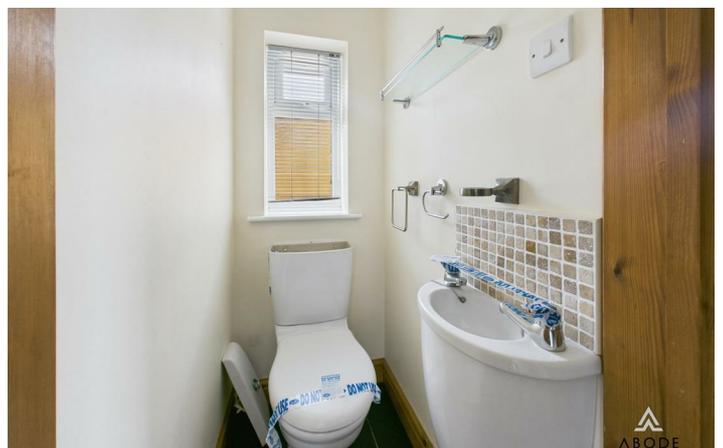
BEDROOM 1

BEDROOM 2

BEDROOM 3



[Directions](#)

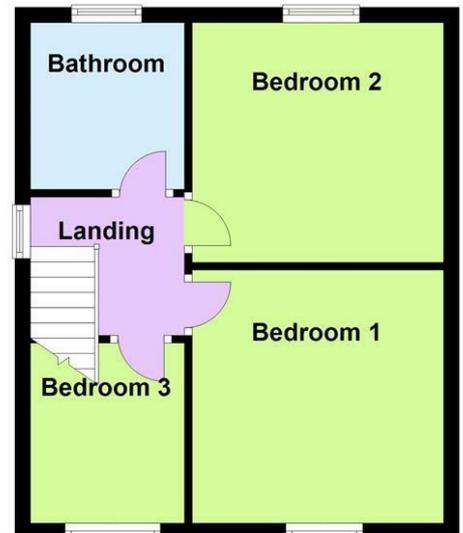


Floor Plan

Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	