



## 5 Bed House - Detached

39 George Rodgers Close, Hulland Ward, Ashbourne DE6 3GY  
Offers Around £699,950 Freehold



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**Fletcher  
& Company**

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- Stunning Detached Home - Beautifully Presented Throughout
- Wonderful Far-Reaching Open Views
- Lounge & Study
- Living Kitchen/Dining/Snug
- Utility Room & Cloakroom
- Five Generous Bedrooms ( Bedroom Five/Dressing Room )
- Three Bathrooms
- Private Landscaped Gardens with Shed
- Block Paved Driveway & Integral Double Garage
- No Chain Involved - Viewing Absolutely Essential

STUNNING HOME & OPEN VIEWS - This stunning five bedroom, three bathroom detached home offers an exceptional living experience.

The beautifully presented interiors are complemented by wonderful far-reaching open views to the rear, providing a serene backdrop to your daily life.

With no chain involved, this home is ready for you to move in. Viewing this property is absolutely essential to fully appreciate its condition and the lifestyle it offers.

#### The Location

Hulland Ward is a popular village offering amenities including a primary school, pub and beautiful walks in the surrounding open countryside. Easy access to the market town of Ashbourne is available with a selection of cafes, restaurants and shops. The property is also within close proximity of the beautiful Carsington Water and also offers easy access to Derby city centre and major transport links. Ashbourne 5 miles. Belper 7 miles. Wirksworth 7 miles. Derby 11 miles.

#### Accommodation

##### Ground Floor

##### Storm Porch

With doorbell and entrance door opening into entrance hall.

### Entrance Hall

11'7" x 4'1" (3.55 x 1.27)

With radiator, tile flooring, and feature staircase with glass balustrade and attractive built-in wine store underneath.



### Built-In Coat/Store Cupboard

2'9" x 2'9" (0.85 x 0.84)

With tile flooring.

### Cloakroom

8'9" x 3'6" (2.67 x 1.09)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, tile flooring, spotlights to ceiling, double glazed window to side with fitted blind and internal door with chrome fittings.



### Lounge

15'2" x 14'0" (4.64 x 4.27)

With electric fire, tile flooring, radiator, spotlights to ceiling, air conditioning unit, double glazed window to side with fitted blind, double glazed French doors opening onto raised patio/terrace area, wonderful countryside views to rear and internal glazed door with chrome fittings.



## Study

9'11" x 9'6" (3.04 x 2.91)

A quality fitted study with corner desk and good storage drawers and shelving, tile flooring, spotlights to ceiling, radiator, air conditioning unit, double glazed window to front with fitted blind and internal glazed door with chrome fittings.



## Living Kitchen/Dining/Snug

20'9" x 20'7" (6.35 x 6.29)



## Snug Area

With tile flooring, two double glazed windows to side, air conditioning unit, double glazed bi folding doors opening onto raised patio/terrace area, wonderful countryside views to rear and open space leading to dining and kitchen area.



## Dining Area

With tile flooring, radiator, internal double opening glazed doors with chrome fittings and open space leading into kitchen area and snug area.



### Kitchen Area

With one and a half sink unit with instant boiling water tap/mixer tap, wall and base fitted units with attractive matching worktops, built-in wine cooler, radiator, tile flooring, matching kitchen island incorporating Bora induction hob with down draft extractor, a further range of base cupboards underneath, built-in Neff microwave, built-in Neff double electric fan assisted oven, integrated Neff fridge/freezer, integrated Neff dishwasher, double glazed window with fitted blind to side, double glazed window with fitted blind to rear, concealed worktop lights, spotlights to ceiling, far-reaching countryside views to rear and open space leading to dining and snug area.



### Utility Room

9'8" x 6'2" (2.95 x 1.90)

With inset stainless steel sink unit with mixer tap, fitted worktop, fitted cupboards providing storage, tile flooring, radiator, integral door giving access to double garage, half placed side access door, internal glazed door with chrome fittings opening into living kitchen/dining/snug, additional integrated fridge/freezer, concealed recycling bins and concealed Worcester boiler.



### First Floor Landing

10'0" x 8'1" x 5'3" x 3'2" (3.07 x 2.48 x 1.61 x 0.98)

With feature glass balustrade, built-in cupboard housing the high efficiency hot water cylinder, radiator, double glazed Velux style window and access to roof space.



### Bedroom One

15'1" x 12'0" (4.62 x 3.67)

With built-in wardrobes with sliding doors providing good storage, radiator, double glazed window to side with fitted blind, double glazed window to rear with fitted blind, stunning countryside views to rear, air conditioning unit and internal door with chrome fittings.



### En-Suite

8'11" x 6'11" (2.73 x 2.12)

With double shower cubicle with chrome fittings including shower, twin wash basins both having chrome fittings and fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, wall mounted mirror bathroom cabinet, spotlights to ceiling, extractor fan, double glazed window to side and internal door with chrome fittings.



### Bedroom Two

10'9" x 10'7" (3.28 x 3.23)

With built-in double wardrobe with sliding doors, air conditioning unit, radiator, double glazed window with fitted blind to rear, stunning countryside views to rear and internal door with chrome fittings.



### En-Suite

8'1" x 5'3" (2.48 x 1.61)

With double shower cubicle with chrome shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, wall mounted mirror bathroom cabinet, spotlights to ceiling, extractor fan, double glazed window to side with fitted blind and internal door with chrome fittings.



### Bedroom Three

14'11" x 8'5" (4.56 x 2.59)

With fitted double wardrobe with sliding doors, air conditioning unit, radiator, double glazed window to rear with fitted blind, stunning countryside views to rear and internal door with chrome fittings.



### Bedroom Four

16'5" x 8'9" (5.01 x 2.67)

Currently used as a gym with radiator, spotlights to ceiling, air conditioning unit, two double glazed windows both having fitted blinds and internal door with chrome fittings.



### Bedroom Five/Dressing Room

11'10" x 6'9" (3.61 x 2.06)

This bedroom is currently fitted as a dressing room providing excellent storage with fitted dressing table with display glazed units either side, a good range of built-in wardrobes providing comprehensive storage, spotlights to ceiling, radiator, air conditioning unit, double glazed window with fitted blind with aspect to front and internal door with chrome fittings.



### Family Bathroom

8'1" x 5'6" (2.47 x 1.68)

With bath with electric shower over with shower screen door, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tile flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to side with fitted blind and internal door with chrome fittings.



## Garden

Being of a major asset to the sale of this particular property is it's fabulous landscaped garden enjoying magnificent countryside views to rear. Immediately from the bi folding doors is a spacious raised patio/terrace area with attractive glass balustrade with steel rail providing a lovely sitting out and entertaining space complemented by an electric awning. Outside power and lighting. Steps lead down to a further, enclosed garden area, again, providing a very pleasant sitting out and entertaining space complemented by a circular lawn with a varied selection of shrubs, plants, gravel beds and generously sized composite decked area with corner pergola over. Timber shed.



## Driveway

A double width block paved driveway provides car standing spaces.

## Integral Double Garage

18'0" x 16'4" (5.50 x 4.98)

With power, lighting, tile flooring, painted walls, shelving, convenient fitted cupboard housing the washing machine and tumble dryer and electric up and over front door.



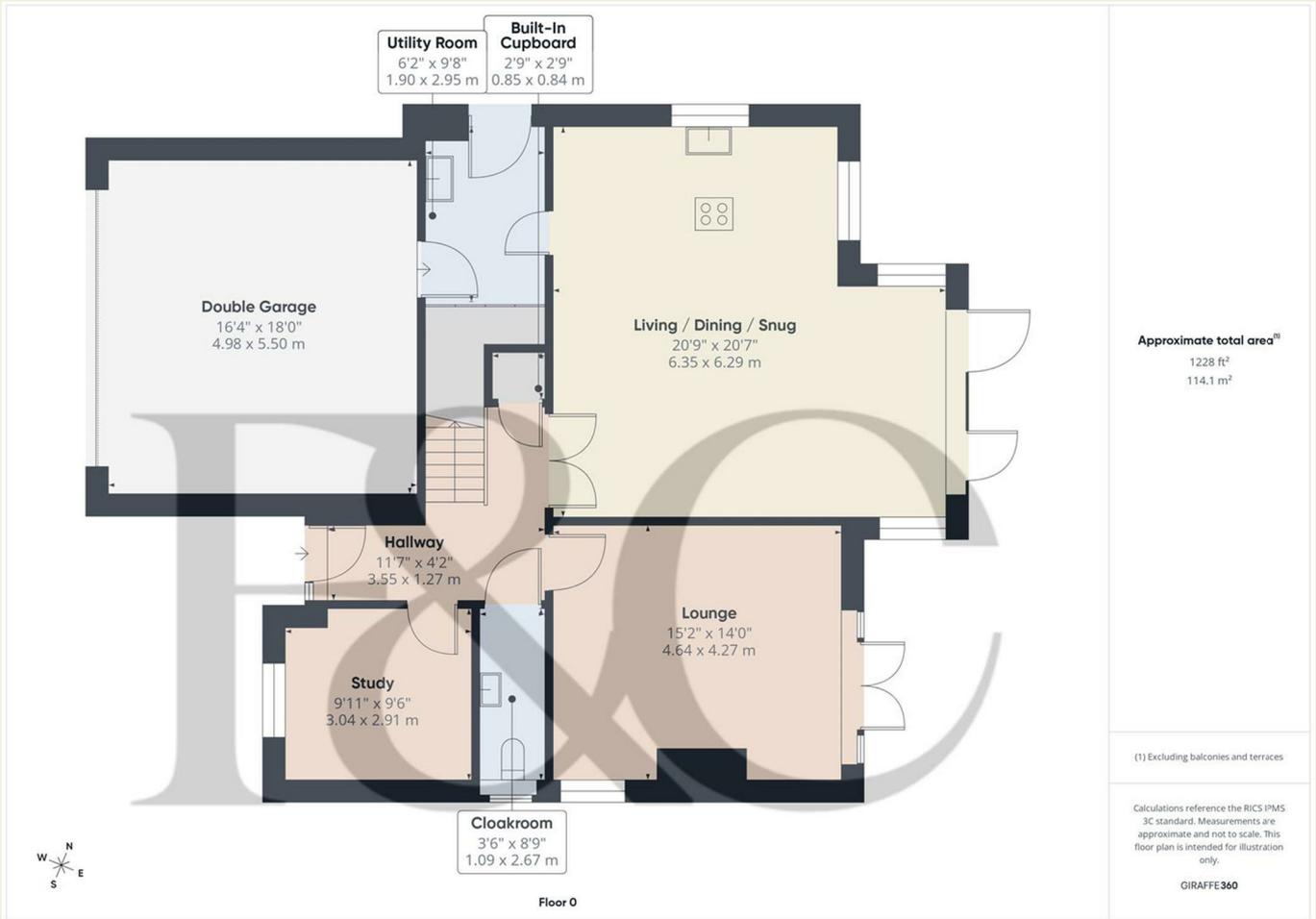
## Estate Management Fees

We have been informed by the vendor that there is an annual estate service charge of £372.

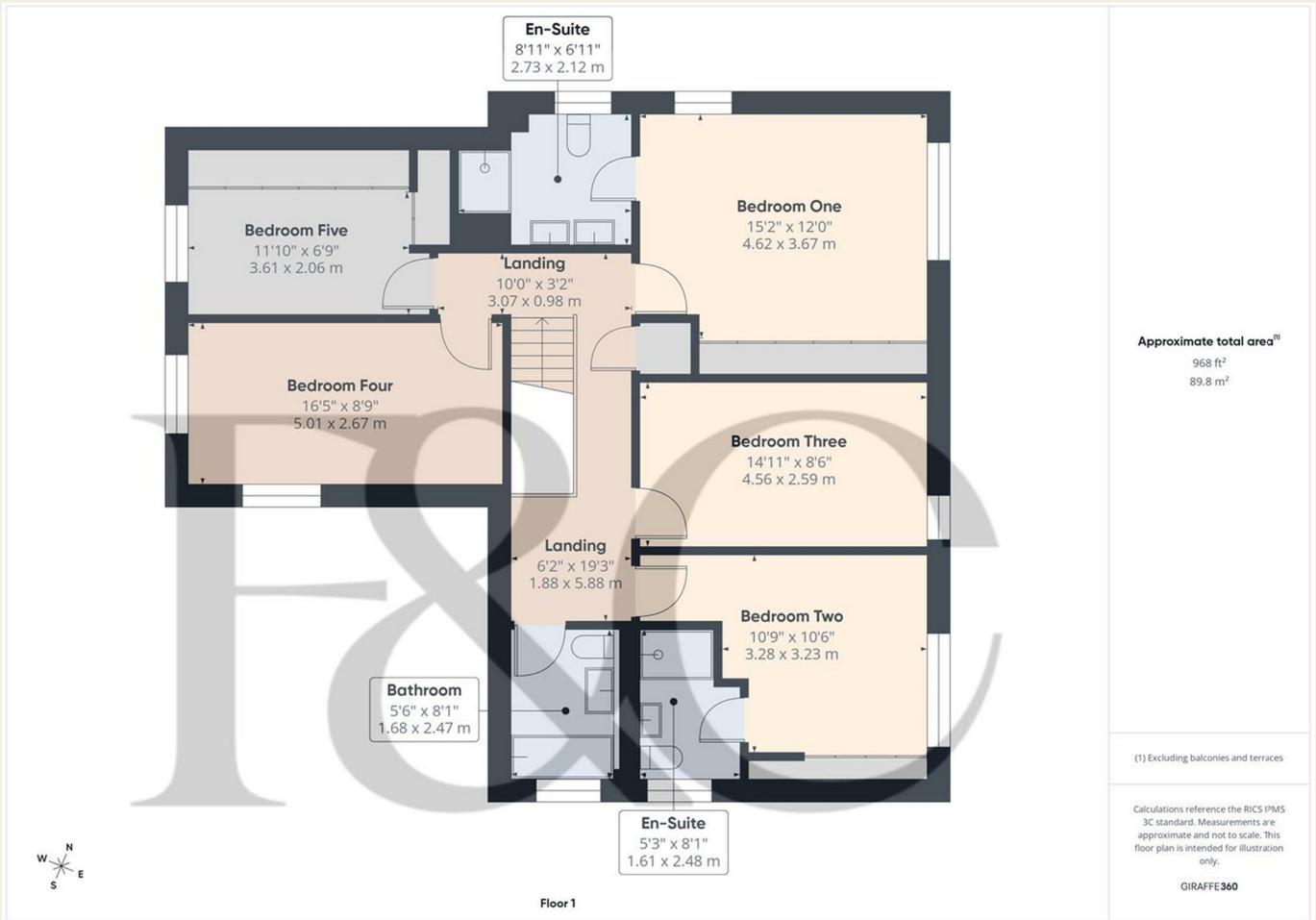
## Council Tax Band - F

Derbyshire Dales

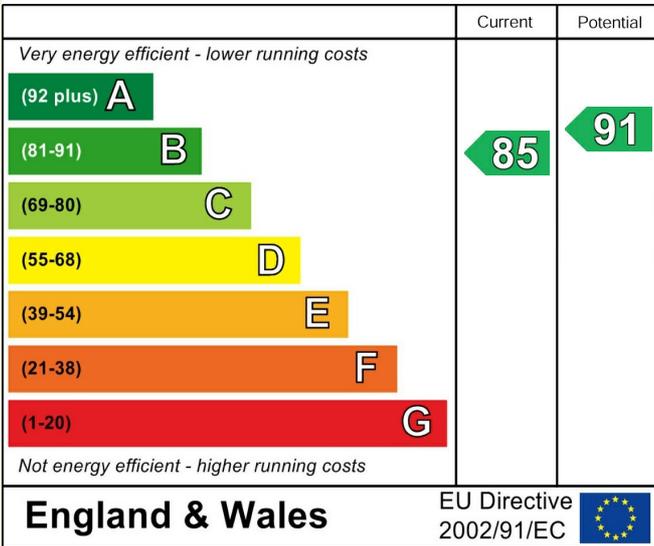




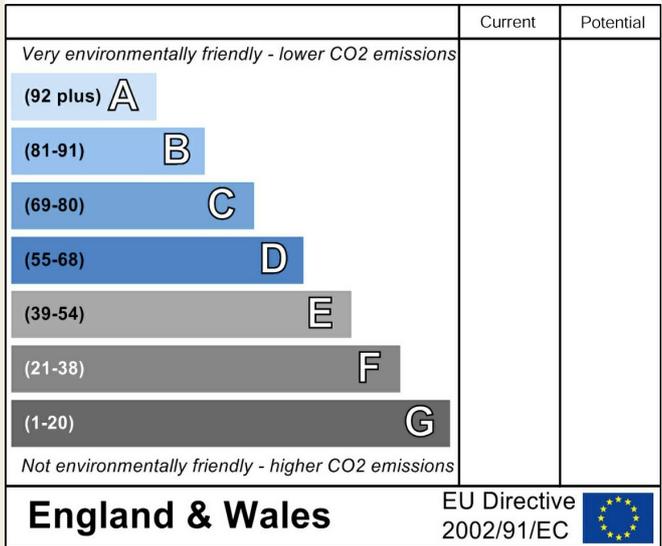
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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