

Alport Close

Hulland Ward, Ashbourne, DE6 3FR

John German



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£325,000

Versatile three/four bedroom link-detached home with ground floor bedroom and wet room, ideal for flexible family living. Benefits from fibre broadband, conservatory, low-maintenance garden, ample driveway parking and integral garage in popular Hulland Ward.

A versatile three/four bedroom link-detached home offering flexible accommodation that may particularly suit a couple or family requiring a ground floor bedroom, without compromising on the additional living space offered by a larger home. The layout could also work well for extended family or a dependent relative. The accommodation includes a sitting room, dining area and conservatory, together with a fitted kitchen, two bathrooms and three/four bedrooms. Fibre broadband is connected directly to the property, making it well suited to home working.

Outside, the property has a low maintenance rear garden, while a large driveway provides ample off-street parking and leads to an integral single garage. Situated in the popular village of Hulland Ward, the property is conveniently placed for local amenities including a village pub, school and farm shop. With its adaptable layout, generous parking and practical location, the property offers a useful combination of living space for couples or families seeking versatile accommodation.

A uPVC entrance door opens into the reception hallway, there are stairs to the first floor and a door leads into the sitting room. This is a spacious reception room with a bay window to the front and a Rais log burner set beneath an oak lintel on a granite hearth, providing an attractive focal point. From here, a sliding door leads into the kitchen, while an archway opens into the adjoining dining area.

The dining area provides versatile space and links naturally with the additional ground floor accommodation. Aluminium sliding doors open into the conservatory, while wooden concertina French doors lead into the study/ground floor bedroom four. This room is large enough to accommodate a double bed and also has a useful storage cupboard. A sliding door provides direct access to a wet room fitted with a wash hand basin with chrome mixer tap, WC, electric shower and extractor fan. This arrangement provides useful flexibility for anyone requiring a ground floor bedroom, including extended family or a dependent relative. Returning to the dining area, the conservatory provides a spacious and bright additional reception space overlooking the rear garden, with uPVC French doors opening directly outside.

The kitchen is fitted with a range of cupboards and drawers beneath rolled-edge preparation surfaces, incorporating a 1 ½ composite sink with chrome mixer tap and tiled splashbacks. There is space and plumbing for a washing machine and separate tumble dryer, together with an integrated fridge freezer, double electric fan-assisted oven and grill, five-ring gas hob with extractor above and complementary wall-mounted cupboards. A uPVC door gives access to the side of the property, while a further door opens into a useful pantry/storage cupboard housing the Worcester combination boiler, installed in 2024.

Moving onto the first floor landing, there are doors leading to three bedrooms and the family bathroom. The main bedroom is a spacious double with Hammonds fitted wardrobes, while the second double bedroom has fitted wardrobes, cupboards, a dressing table and drawers, as well as elevated rooftop views towards the surrounding countryside. The third bedroom also benefits from fitted wardrobes, drawers and a dressing table. Completing the first floor is the family bathroom, fitted with a white suite comprising a wash hand basin with chrome mixer tap and vanity storage beneath, WC and corner shower unit with mains-fed shower, together with an extractor fan and ladder-style heated towel rail.

Outside, the property is approached over a large tarmac driveway providing ample off-street parking, including space suitable for a camper van or caravan, with an adjacent artificial lawn area. The driveway continues to the integral single garage, which has an up-and-over door, power and lighting. To the rear is a well-presented, low-maintenance garden with Indian stone paved seating areas, a raised artificial lawn and timber shed. The garden also enjoys pleasant rooftop countryside views and benefits from an outside tap and external power sockets.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 D

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

Our Ref: JGA28092026





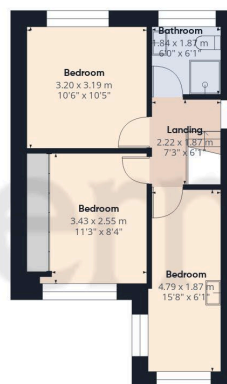


Ground Floor

Approximate total area⁽¹⁾

115.3 m²

1242 ft²



Floor 1



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



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