George Rodgers Close

Hulland Ward, Ashbourne, DE6 3GY

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£400,000

Modern 4-bedroom detached home in a popular village setting. Two reception rooms, dining kitchen, utility and cloakroom. Ensuite and family bathroom. Southerly garden, garage and driveway. Fibre broadband. Close to Carsington Water with easy access to Ashbourne, Belper, Derby and Wirksworth.



Located within a popular and well-regarded development on the edge of Hulland Ward, 16 George Rodgers Close is a modern four-bedroom detached home offering well-balanced and versatile accommodation suited to family living or those seeking the simplicity of a modern home. With a south-facing garden and close proximity to Carsington Water, the property combines everyday practicality with an enviable lifestyle setting.

Internally, the layout includes two reception rooms, with a spacious sitting room and a separate snug providing flexibility for use as a home office, playroom or additional living space. The dining kitchen forms the heart of the home, designed for both everyday use and entertaining, with the added practicality of a separate utility room and guest cloakroom. Upstairs, the property offers four well-proportioned double bedrooms, including a principal bedroom with ensuite, alongside a family bathroom serving the remaining rooms.

Externally, the property benefits from a single garage and driveway providing off-street parking. The rear garden enjoys a favourable southerly aspect and has been thoughtfully landscaped to create an attractive yet manageable outdoor space. The location provides convenient access to Ashbourne, Belper, Derby and Wirksworth, while being close to Carsington Water and surrounding countryside, ideal for walking and outdoor activities. Hulland Ward itself offers a village pub, shop, farm shop and school, contributing to its appeal as a practical and well-connected setting.

A composite entrance door opens into a welcoming central reception hallway, with the staircase to the first floor and access to the principal ground floor rooms including the dining kitchen, sitting room, snug, guest cloakroom and a useful storage cupboard. At the heart of the home is a bright and spacious dining kitchen featuring tiled flooring, enhanced by a bay window that floods the room with natural light. The kitchen is fitted with a range of rolled edge work surfaces incorporating a 1 ½ stainless steel sink with drainer and mixer tap, complemented by matching upstands. Integrated appliances include a fridge freezer, dishwasher, double electric oven with grill and a five-ring gas hob with extractor over. A peninsula breakfast bar provides additional preparation space and informal seating, with a defined dining area and access through to the utility room. The utility room continues the tiled flooring and offers further work surface space with an inset stainless steel sink and mixer tap. There is plumbing and space for a washing machine and tumble dryer, along with wall-mounted boiler and consumer unit. A composite door leads directly out to the rear garden.

The sitting room is a well-proportioned and bright reception space, with uPVC French doors opening onto the south facing rear garden - ideal for indoor-outdoor living during the warmer months. In addition, the separate snug provides valuable flexibility, easily serving as a home office, playroom or additional lounge to suit a variety of lifestyles. The ground floor is completed by a guest cloakroom fitted with a wall-mounted wash hand basin, low level WC and extractor fan.

To the first floor, a semi-galleried landing gives access to all four bedrooms, the family bathroom and an airing cupboard housing the pressurised hot water cylinder. The principal bedroom is a spacious double room with fitted mirrored sliding wardrobes and access to an ensuite shower room. The ensuite is fitted with tiled flooring, wash hand basin, low level WC and a double shower enclosure with mains-fed rainfall shower, along with a heated towel rail and extractor fan. The remaining three bedrooms are all double rooms, offering flexibility for family use or guest accommodation. The family bathroom is fitted with tiled flooring, a wash hand basin, low level WC, separate bath with mixer tap and a separate shower unit with mains shower and extractor fan.

Externally, the rear garden has been well maintained and thoughtfully arranged, featuring a large porcelain tiled seating area offering the perfect setting for entertaining, raised timber planters with established planting, gabion basket borders and additional planted areas with bark chippings. While the lawned section and designated play area also make it suited for family use. To the side of the property, a tarmac driveway provides off-street parking and leads to a single garage with up and over door, power and lighting.

The development also benefits from a well-maintained communal play area located just a short distance from the property. Positioned to take advantage of open views, it provides an attractive outdoor space for recreation and is particularly well suited to families with children, offering a safe and convenient area for play within easy reach of the home.

Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this home has to offer.

Agents note: There is an annual green space charge of approximately £372.42
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 and parking
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA28042026
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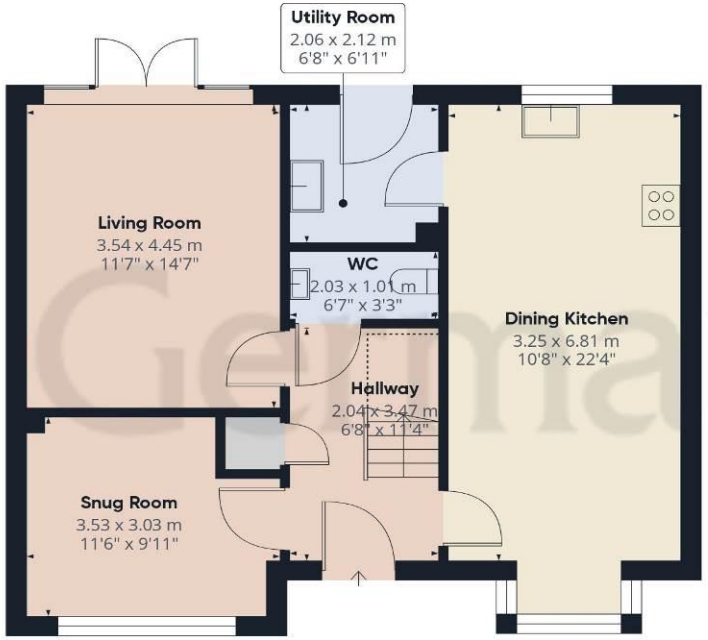



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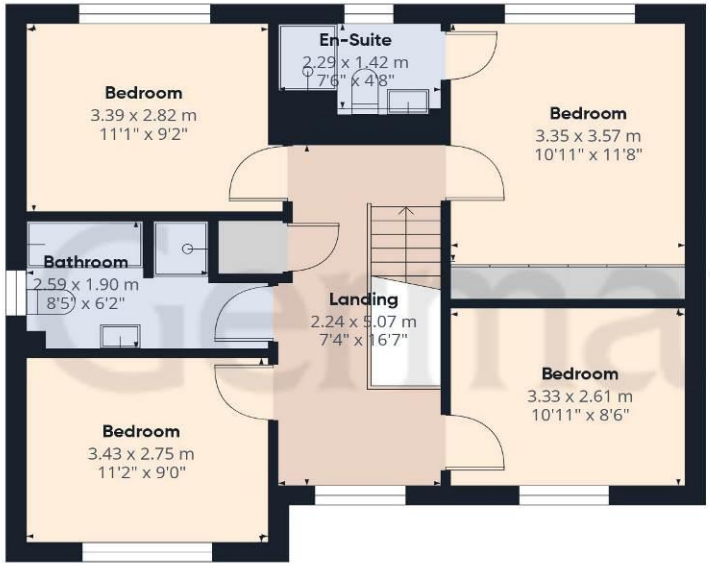

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Ground Floor



Floor 1



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Approximate total area(1)

125.2 m²

1346 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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

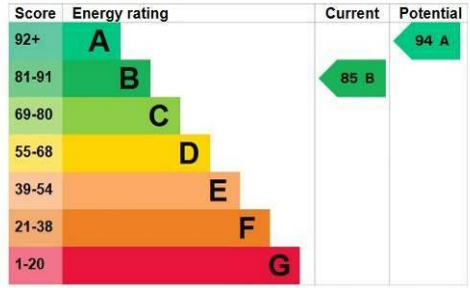
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