

# George Rodgers Close

Hulland Ward, Ashbourne, DE6 3GY



A modern, recently built three-bedroom semi-detached property, situated on a popular development in Hulland Ward. The property benefits from a single garage, off road parking and a low maintenance south facing garden.

£265,000

John German 

A modern and recently built three-bedroom semi-detached property presents a rare opportunity for those seeking contemporary living in a peaceful development in Hulland Ward. The property has a single garage, a private and low maintenance south facing rear garden and from the front of the house you can enjoy stunning views of the surrounding countryside towards Alport Heights. The development also has the benefit of well-maintained communal green space with a children's play area. Internally, the property comprises entrance hallway, kitchen, lounge/diner, guest cloakroom, three bedrooms (master with en-suite) and bathroom. The property is ideal for a first-time buyer or young family.

Entering the property through the front composite door into the hallway, there are stairs rising to the first floor and doors off to the guest cloakroom, kitchen, lounge/diner and a useful storage cupboard.

Walking into the spacious lounge/diner there are UPVC double glazed windows and UPVC French doors opening to the rear garden. There is also a useful storage cupboard.

Moving into the kitchen, it has a range of base and wall mounted units and rolled edge preparation surfaces with inset stainless steel one and a half bowl sink with adjacent drainer. There is space and plumbing for a washing machine and integrated appliances including a dishwasher, fridge freezer and an electric fan assisted oven and grill with four ring induction hob and extractor fan canopy. The property's boiler is housed in the kitchen and there is a UPVC double glazed window to the front enjoying the views towards Alport Heights.

The guest cloakroom has a pedestal wash hand basin and a low-level WC. On the first floor landing there is a storage cupboard, loft access hatch with loft ladder and doors off to the three bedrooms and bathroom.

The principal bedroom has built-in wardrobes with mirrored sliding doors, a UPVC double glazed window to the front framing stunning elevated countryside views, and an en-suite which has a pedestal wash hand basin, low-level WC and a double shower cubicle with chrome mains shower over with waterfall shower. The second bedroom has useful built in wardrobes with mirrored sliding doors and a UPVC double glazed window to the rear elevation. Bedroom three also has a UPVC double glazed window to the rear elevation.

Moving into the family bathroom, it has a white suite comprising pedestal wash hand basin, low-level WC and a bath with chrome mixer tap over.

Outside, to the rear of the property is a well presented and low maintenance, south facing garden with an artificial lawn and block paved borders, creating a peaceful seating area with gabion wall.

To the side of the property is tarmac and block paved driveway providing off road tandem parking leading to the front of a single garage, with up and over door, power and lighting.

**Agents Note:** There is a £350 management charge towards the upkeep of the communal areas.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/140823

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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