



George Rodgers Close, Hulland Ward ASHBOURNE DE6 3GY

welcome to

George Rodgers Close, Hulland Ward ASHBOURNE

A modern three-storey family home set in a peaceful Hulland Ward cul-de-sac, offering a large garden, balcony with open views, five bedrooms, three bathrooms, and a garage, all framed by gorgeous rural outlooks that enhance its sense of space and tranquillity.



Entrance Hall

A bright and welcoming entrance hall featuring wood effect tiled flooring, a striking large front door framed by privacy windows on either side, and a neatly positioned radiator that keeps the space warm and inviting.

Study

11' 7" x 9' 2" (3.53m x 2.79m)

A versatile study room featuring laminate flooring, a modern ceiling feature light, and a radiator. A front facing window fills the space with natural light, making it ideal for focused work - though it is currently used as a home gym, highlighting its flexibility for a range of lifestyle needs.

Cloakroom/Wc

A neatly presented cloakroom fitted with laminate flooring, a small radiator, and a sleek wall-hung hand wash basin paired with a modern W/C. An extractor fan provides ventilation, making this a practical and well-finished ground-floor convenience space.

Sitting Room

16' 2" x 13' 2" (4.93m x 4.01m)

A warm and inviting sitting room featuring soft carpeted flooring and a stylish feature ceiling light that adds a touch of elegance. At the heart of the room sits a charming log burner, set within a traditional brick fireplace and finished with a tiled hearth, creating a cosy focal point. Wide bifold doors open out onto the ground-floor balcony, flooding the space with natural light and offering an effortless connection to the outdoors — perfect for both relaxing and entertaining.

Dining/Family Room

20' 3" x 11' 5" (6.17m x 3.48m)

A bright and versatile dining/family room, flowing openly from the sitting room and finished with soft carpeted flooring and a stylish ceiling feature light. Double patio doors lead out onto the ground-floor balcony, filling the space with natural light. A radiator provides year-round comfort, while a striking feature chandelier hangs above the staircase to the lower

ground floor, accompanied by a rear-facing window that enhances the sense of openness. This flexible room is ideal for dining, relaxing, or family gatherings.

Kitchen/Family/Dining Room

27' 3" x 21' 6" (8.31m x 6.55m)

A stunning open-plan living area combining the kitchen, dining space and family sitting zone, all finished with modern wood effect tiled flooring and illuminated by expansive bi-folding doors that frame views to the rear of the property. The dining area features elegant panelled walls, a stylish pendant feature light, and sleek wall-hung storage drawers, creating a refined yet practical space. The family sitting area centres around a contemporary media wall with a built-in electric fire and a striking feature ceiling light, offering a warm and inviting place to relax. Completing the space, the kitchen is fitted with a range of wall and base units, generous worktop space, and a central island with an inset sink. High-quality integrated appliances include a double oven, microwave, electric hob, cooker hood, and wine fridge, all enhanced by spotlighting and a radiator for year-round comfort. This impressive open-plan layout delivers style, practicality and an exceptional setting for modern family living.

Utility Room

7' 9" x 5' 1" (2.36m x 1.55m)

A well-appointed utility room featuring practical base storage cupboards and additional worktop space, ideal for laundry and household tasks. There is dedicated space for a washing machine and dryer, along with a stainless-steel sink for added convenience. Finished with wood effect tiled flooring, spotlighting, and a clean, functional layout, this room provides excellent everyday practicality within the home.

Cloakroom/Wc

A neatly finished cloakroom fitted with a modern W/C and a sleek wall-hung hand wash basin, complemented by a radiator and practical wood effect tiled flooring. An extractor fan provides

effective ventilation, making this a clean, functional and well-designed convenience space within the home.

Landing

A bright and airy landing space featuring a front facing window that brings in plenty of natural light, complemented by a stylish ceiling pendant light. A striking chandelier is positioned over the staircase, adding a touch of elegance to the area. The space is finished with soft carpeted flooring, creating a warm and welcoming transition between rooms.

Bedroom One

13' 3" x 13' 1" (4.04m x 3.99m)

A beautifully presented bedroom featuring sleek built in wardrobes and soft carpeted flooring for a warm, comfortable feel. A rear facing window frames lovely views across the surrounding fields, while a stylish feature ceiling light adds a touch of elegance. The space is completed with a radiator, creating a calm and inviting room ideal for rest and relaxation.

Ensuite

A stylish en-suite to bedroom one featuring tiled flooring and contemporary tiled walls for a clean, modern finish. A side-facing window brings in natural light, complementing the sleek shower enclosure, modern W/C, and wall-hung hand wash basin. An illuminated LED mirror adds a refined touch, creating a bright and well-appointed private bathroom.

Bedroom Two

16' 4" x 15' 7" (4.98m x 4.75m)

A well-presented bedroom two featuring sleek built-in wardrobes, soft carpeted flooring, and a central ceiling light. Two front-facing windows fill the room with natural light, while a radiator ensures year-round comfort. A bright, spacious, and versatile room ideal for guests, children, or a stylish home office.

Ensuite

A contemporary en-suite to bedroom two featuring smart tiled floors and tiled walls for a clean, modern



view this property online bagshawsresidential.co.uk/Property/ABN106964



welcome to

George Rodgers Close, Hulland Ward

ASHBOURNE

- Five bedrooms
- Three bathrooms
- Open-plan ground-floor living
- Garage and driveway
-

Tenure: Freehold EPC Rating: B

Council Tax Band: F

£850,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106964



Property Ref:
ABN106964 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk