



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



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welcome to

George Rodgers Close, Hulland Ward ASHBOURNE

- Five bedrooms
- Three bathrooms
- Open-plan ground-floor living
- Garage and driveway
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Tenure: Freehold EPC Rating: B

Council Tax Band: F

£800,000



Please note the marker reflects the postcode not the actual property

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