

# Acorn Drive

Ashbourne, Derbyshire, DE6 1TW



Just like stepping into the show home, this immaculate, two bedroomed semi is beautifully presented with thoughtful decorative touches throughout, elevating the overall appearance.

The landscaped rear garden has composite decking and accent lighting, just in time for the approaching warmer weather.

**£220,000**



John German

The main architectural feature to the front of the property is the storm canopy which is practical, as well as decorative. The composite entrance door opens into the entrance hall with stairs to the first floor, together with a built-in storage cupboard, central heating radiator and vinyl flooring running through.

To the front of the property sits the kitchen, which is beautifully appointed having a range of base and eye-level units with workspaces over, plus matching upstands and an inset one and a half bowl sink unit with mixer tap. Included is a full range of integrated appliances comprising eye-level double oven, four ring electric hob with extractor hood over, fridge and freezer, dishwasher and washing machine. This space is completed with a UPVC double glazed window overlooking the front, and vinyl flooring.

Moving through the property is the ground floor WC which is fitted with a two-piece suite comprising low flush WC, wash hand basin, extractor fan and central heating radiator.

The perfectly sized living/dining room enjoys a lovely layout, having fitted carpets and radiator, being positioned to the rear of the property with French doors opening onto the rear garden.

On the first floor landing are two double bedrooms, with the master positioned to the rear, boasting fitted mirror fronted wardrobes, a uPVC double glazed window, radiator and fitted carpet. The front bedroom has two uPVC double glazed windows providing ample natural light, a radiator and fitted carpet.

Completing the accommodation is the bathroom which is fitted with a three-piece suite comprising low flush WC, wall mounted washbasin and a panelled bath with shower and glass screen over, completed with complementary tiling to splashback areas, an extractor fan, heated towel rail and vinyl flooring.

Outside to the front of the property are two private parking spaces set side by side. The front garden is set off to the side and designed for easy maintenance with herbaceous shrubs and a specimen tree. The rear garden has been recently landscaped and designed for minimal maintenance with a composite decked seating area with built-in lighting, paved patio areas and a low maintenance bed with a combination of planting and artificial grass.

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

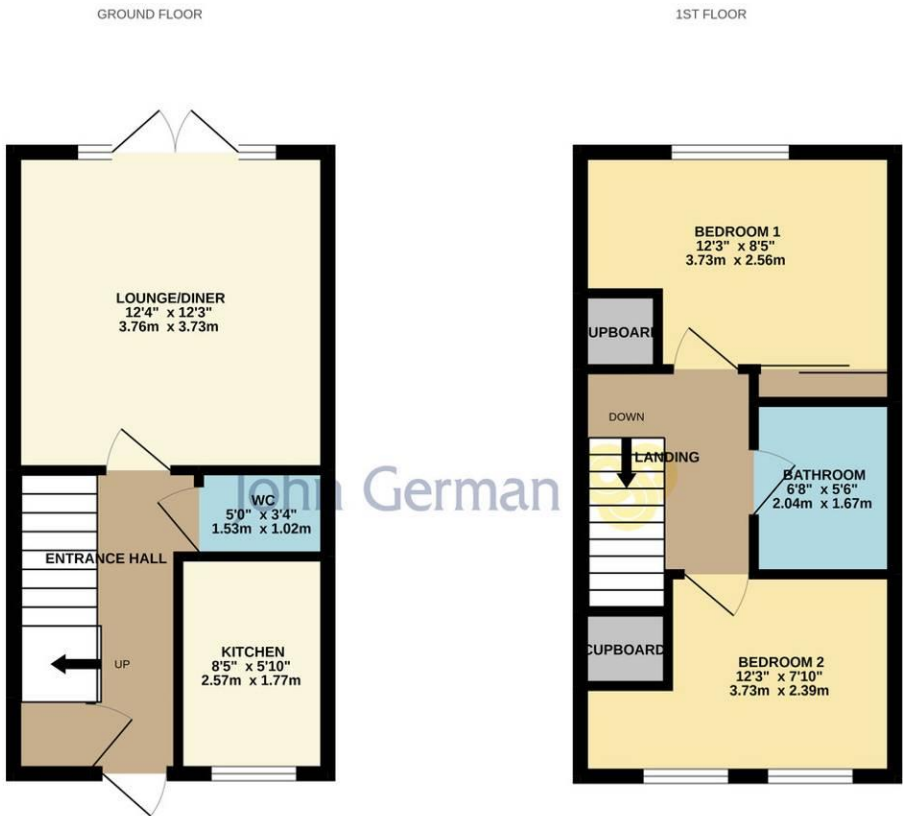
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

[www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications](http://www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications)

**Our Ref:** JGA/14032022

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



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Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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