

# Acorn Drive

Ashbourne, Derbyshire, DE6 1TW

John  
German







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£495,000



Stunning high specification executive detached residence built by Redrow in their 'Henley' design having a spacious, family focused modern design offered to the market with no upward chain.



Entrance to the property is via a beautiful canopied door with leaded glass panel and matching side windows opening into a spacious entrance hall with stairs to the first floor, hanging space for coats and Amtico flooring.

The ground floor guest's cloakroom is fitted with a two piece suite, extractor fan and Amtico flooring.

Overlooking the front garden is the lounge with a bay window and Amtico flooring.

To the rear and extending across the full width of the property is the spectacular open plan living and dining kitchen - a superb space for the whole family to hang out and sure to be the centre of any party. The kitchen area is fitted with wall mounted, base and drawer units surmounted by Silestone quartz worktops incorporating a double inset sink with mixer tap set below a rear facing window. There are two fitted electric double ovens, five ring gas hob with extractor hood, two integrated fridge freezers plus a dishwasher, pull out larder unit and a breakfast bar with storage under. It has the benefit of USB power sockets, and Amtico flooring that continues into the dining/living area with space for both dining furniture and soft seating. French doors and windows provide great views and access out to the rear garden, ideal for indoor/outdoor dining and entertaining.

An under stairs cupboard houses ultrafast (FTTP) broadband and a door opens to the utility room fitted with a matching range of base and wall mounted units, one of which houses the boiler, Silestone work surface, a sink and mixer tap together with plumbing and space for a washing machine, space for a tumble dryer and a half glazed door out to the side.

On the first floor the bedrooms are all arranged around a galleried landing that has access to a built-in airing cupboard and the part boarded loft.

The bay fronted master bedroom is fitted with "Sharps" wardrobes having extensive hanging space and storage shelving plus its own luxury fully tiled en suite comprising a walk in rainfall shower with screen, low flush WC, wall hung wash hand basin, a chrome heated towel radiator and tiled floor.

Bedroom two enjoys rear views over countryside and also has the benefit of its own en suite comprising a double width fully tiled shower, low flush WC, wash hand basin and a chrome headed towel radiator.

The two remaining double bedrooms also have countryside views, served by the family bathroom fitted with a panelled bath with shower over and glass screen, low flush WC, wash hand basin, chrome heated towel radiator and a tiled floor.

Outside to the front of the property is a lawn front garden with evergreen borders and double width driveway providing off road parking and access to the DOUBLE GARAGE with power and lighting connected. A side gate provides access to the enclosed rear garden with extended patio and lawn, outdoor power socket and outside tap.

**Note:** The property is tenanted until 6<sup>th</sup> July 2023.

**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](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/06102022

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









**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1930.02 ft<sup>2</sup>

179.31 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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