

Acorn Drive  
Ashbourne, DE6 1TW

John German







# Acorn Drive

Ashbourne, DE6 1TW

£400,000

Situated in the sought-after Redrow development, this three-bedroom detached bungalow offers single-storey living with a bright layout, modern kitchen, master with ensuite and spacious southerly garden with an integral garage. Conveniently located near amenities, bus routes and the A52.





Situated within the sought-after Redrow development in Ashbourne, this well-presented three-bedroom detached bungalow offers an excellent opportunity for those seeking single-story living in a convenient and desirable location. The property boasts a bright and versatile layout, ideal for couples looking to downsize without compromising on comfort. The property is sold with the benefit of gas fired central heating and uPVC double glazing throughout.

The property enjoys a prime position with swift access to the A52, facilitating easy travel, and is close to local bus routes and amenities, ensuring daily convenience. This home combines comfort, accessibility, and a peaceful setting, making it a perfect choice for those looking to enjoy the benefits of single-storey living.

Stepping into the entrance hallway, you'll find doors leading to the sitting room, bedrooms, bathroom, and dining kitchen, along with access to the loft via a hatch. A practical storage cupboard with double doors offers space and plumbing for both a washing machine and a separate tumble dryer. The cupboard also features built-in shelving and houses a Vaillant combi boiler.

Stepping into the dining kitchen, you'll find a thoughtfully designed space featuring preparation surfaces with an inset 1½ stainless steel sink, adjacent drainer, chrome mixer tap, complemented by matching upstands and a tiled splashback surround. The kitchen is equipped with a range of base units housing an integrated AEG dishwasher, fridge freezer, double electric fan-assisted AEG oven and grill, macerator and a four-ring AEG gas hob with an extractor fan. There are complimentary wall-mounted cupboards as well as a convenient pull-out pantry drawer for additional storage and a breakfast/serving area with built-in shelving. There are uPVC French doors opening onto the rear garden.

The sitting room features a granite fireplace with an inset electric coal-effect fire serving as a focal point for the space.

The master bedroom is a generously sized double complete with fitted wardrobes and direct access to the ensuite that is partially tiled and features a modern white suite including a wall-mounted wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit with a chrome mixer tap. There is also an electric shaver point and an extractor fan.

The second bedroom is a comfortable double, benefiting from practical built-in wardrobes for ample storage. The third bedroom, a versatile single, is currently used as a study and features built-in wardrobes with space-saving sliding doors, offering both functionality and flexibility.

The bathroom is partially tiled and fitted with a contemporary white suite including a wash hand basin with a sleek vanity drawer beneath, a low-level WC and a bath with a chrome mixer tap, complemented by a chrome mains shower and a glass shower screen. Additional features include a chrome ladder-style heated towel rail and an extractor fan.

Outside to the front of the property is a tarmac driveway providing off-street parking, which leads to the integral single garage which has power, lighting with an electric up and over door.

To the rear, the property boasts a generously sized, southerly facing garden, ideal for outdoor living. The space features a patio seating area and a well-maintained lawn, complemented by an additional hardstanding patio area with a timber shed. The garden is enclosed by timber fencing and trellising at the far end, providing additional privacy.

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

There is an existing planning application for a care home to be built close-by to the property, on the site accessed via Wyaston Road, further information available upon request.

The property is accessed via a private drive off Acorn drive, with shared access between the neighbours.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off street parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

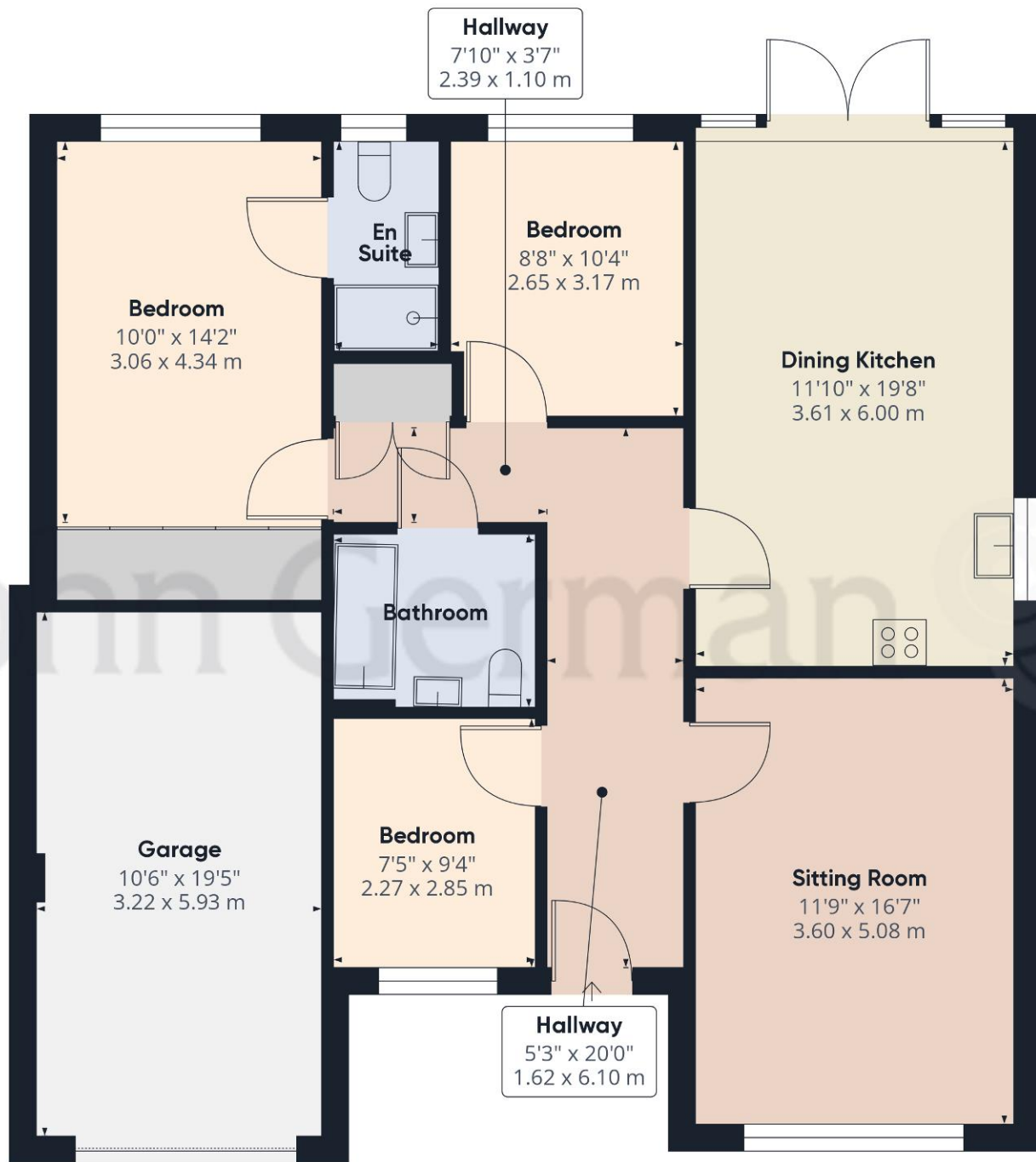
**Our Ref:** JGA/13122024

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

1198.67 ft<sup>2</sup>

111.36 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



### Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 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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