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CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

19 Acorn Drive Ashbourne, Derbyshire DE6 1TW



Superbly presented and proportioned three double bedroomed, three en-suite, detached property

Ten year remaining of NHBC guarantee

- Gas fired central heating and sealed unit upvc double glazing
- Reception hallway • Sitting room with bay window enjoying view • Spacious well appointed dining kitchen, utility room and separate guests cloakroom • Superb lifestyle layout to first floor with a stunning principal bedroom, incorporating dressing room area with fitted wardrobes and en-suite bathroom • Two additional double bedrooms both benefitting from en-suite shower rooms • Well positioned on small road leading to five other properties enjoying to the front aspect an outlook over a green and surrounding countryside • Driveway providing off street parking for two vehicles and access to the garage •

Guide price £360,000



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GENERAL INFORMATION

The sale provides an excellent opportunity to acquire this superbly presented and proportioned three double bedroomed, three en-suite, detached property with its ten year NHBC guarantee remaining.

The property is sold with the benefit of gas fired central heating and sealed unit upvc double glazing. A recommended internal inspection will reveal reception hallway, sitting room with bay window enjoying view, spacious well appointed dining kitchen, utility room and separate guests cloakroom. The first floor has a superb lifestyle layout with a stunning principal bedroom, incorporating dressing room area with fitted wardrobes and en-suite bathroom. There are two additional double bedrooms both benefitting from en-suite shower rooms.

Well positioned on small road leading to five other properties enjoying to the front aspect an outlook over a green and surrounding countryside. Furthermore to the front of the property is a driveway providing off street parking for two vehicles and access to the garage. To the rear of the property is a paved patio area and a well proportioned lawned garden.

LOCATION

Ashbourne is a very quaint market town and has some charming period architecture and a highly convenient location on the edge of the beautiful peak district. The town itself offers an excellent range of facilities including shops, restaurants and bars as well as regular bus service and beautiful walks in the surrounding open countryside.

ACCOMMODATION

Open fronted storm porch having panelled and opaque leaded glazed composite entrance door, which provides access to:

RECEPTION HALLWAY 3.37m x 1.96m (11'1" x 6'5")

Note the measurements include the staircase off to first floor with wooden handrail, balusters and post. Understairs storage cupboard. Central heating radiator. Two panelled doors provide access to the sitting room and spacious dining kitchen respectively.

SITTING ROOM 4.98m x 3.26m (16'4" x 10'8")

Note the former measurement being taken into the full depth of the sealed unit leaded bay window in upvc frame, which overlooks the foregarden, the green and had far reaching views towards surrounding countryside. TV aerial / satellite / telephone jack connection. Central heating radiator.

SPACIOUS DINING KITCHEN 6.59m x 3.01m extending to 3.65m (21'7" x 9'11" extending to 12'0")

Having an extensive range of Quartz preparation surfaces with matching splashback upstands, featuring a recessed one and a half stainless steel sink unit with chrome swan necked mixer tap over. Range of contemporary styled base drawers and cupboards beneath, relieved by soft closing fittings. Complementary wall mounted cupboards over with under lighting. Complementary feature full length pantry style unit and a most useful storage cupboard having power and siting of BT router. Inset four ring stainless steel AEG gas hob with stainless steel splashback and stainless steel extractor canopy over. Wall mounted AEG electric fan assisted and multi function microwave oven over. Integrated fridge / freezer and dishwasher. Central heating radiator. Recessed LED spot lights. TV aerial connection. Sealed unit double glazed window in upvc frame to rear and matching large French doors, with side screen windows which flood the kitchen with natural daylight, and in turn provide access to the patio and garden. Panelled door provides access to:

UTILITY ROOM 2.00m x 1.78m (6'7" x 5'10")

Having a range of Quartz preparation surface with matching splashback upstand and a recessed stainless steel sink unit with chromed swan necked mixer tap over and cupboard beneath. Two appliance spaces, one having plumbing suitable for an automatic washing machine and a second ideal for a tumble dryer. Central heating radiator. Electric extractor fan. Recessed LED spot lights. Panelled door provides access to a guest cloakroom and a further panelled and opaque glazed composite door to rear leads onto the garden.

GUEST CLOAKROOM 1.77m x 0.94m (5'10" x 3'1")

Having a white suite comprising a floated pedestal wash hand basin with tiled splashback and chrome mixer tap. Low level WC. Central heating radiator. Recessed LED spot lights. Sealed unit double glazed opaque window in upvc frame to side.

FIRST FLOOR

LANDING

Having trap door access to roof space. Central heating radiator. Two panelled doors provide access to a large airing cupboard, which houses a un-vented pressurised hot water cylinder. There is a second storage cupboard. Three further panelled doors provide access to the bedrooms.

PRINCIPAL BEDROOM 4.83m x 3.25m (15'10" x 10'8")

Note the former measurement being taken into the full depth of the sealed unit double glazed leaded bay window in upvc frame to front, which enjoys views over the green and towards surrounding countryside. Central heating radiator. TV aerial connection. Doorway leads into a dressing area, which in turn leads onto the en-suite bathroom.



DRESSING ROOM AREA 2.24m x 2.03m (7'4" x 6'8")

Having an extensive range of fitted wardrobes with hanging rails and shelves. Panelled door provides access to;

WELL APPOINTED EN-SUITE BATHROOM 3.27m x 1.68m (10'9" x 5'6")

Being part tiled and having a white suite comprising floated pedestal wash hand basin with chromed mixer tap, low level WC and bath with mixer tap / hand held shower. Furthermore there is a large walk-in separate shower cubicle with chrome shower and rainwater overhead shower. Chromed ladder style heated towel rail. Electric shaver point. LED spot lights. Ceramic tiled floor covering. Sealed unit double glazed opaque window in upvc frame to rear.

L-SHAPED BEDROOM TWO 3.82m x 3.24m (12'6" x 10'8")

Note the former and latter are maximum measurements. Central heating radiator. Ideal space for fitted or free standing bedroom furniture. Sealed unit double glazed window in upvc frame to rear. Panelled door provides access to:

EN-SUITE SHOWER ROOM 2.39m x 1.73m (7'10" x 5'8")

Note the former measurement is a maximum measurement taken into the shower cubicle. The en-suite is part tiled having a white suite comprising floated pedestal wash hand basin with chromed mixer tap over and electric shaver point. Low level WC. Tiled shower cubicle with chrome shower over. Recessed LED spot lights. Electric extractor fan. Ceramic tiled floor covering. Sealed unit double glazed opaque window in upvc frame to rear.

L-SHAPED BEDROOM THREE 3.04m x 3.52m (10'0" x 11'7")

Note the latter measurement taken into the recess ideal for fitted or free standing bedroom furniture. Central heating radiator. Sealed unit double glazed leaded window in upvc frame to front overlooking the green and having views towards surrounding countryside. Panelled door provides access to:

EN-SUITE SHOWER ROOM 1.96m x 1.31m extending to 2.25m (6'5" x 4'4" extending to 7'5")

Note the latter measurement taken into the fully tiled shower cubicle with chrome shower over. The en-suite incorporates a white suite comprising of a floated pedestal wash hand basin with chromed mixer tap and low level WC. Electric shaver point. Ceramic tiled floor covering. Recessed LED spot lights. Electric extractor fan. Sealed unit double glazed opaque leaded window in upvc frame to front.

OUTSIDE

Immediately to the front of the property is a driveway which provides off street parking for two vehicles and access to the garage. Additionally there is a lawned foregarden area and flowering and herbaceous border. This area overlooks the green to the front aspect.

GARAGE 5.82m x 3.01m (19'1" x 9'11")

Having a wall mounted Valliant condensing boiler which provides domestic hot water and services the central heating system. Power and lighting. Electricity consumer unit. Up and over door to front.

Immediately to the rear of the property is a paved patio area which gives way to a private lawned garden which enjoys a westerly aspect. Cold water tap. Outside power. Furthermore there is a path to the side of the property with bin store area.

PLEASE NOTE

There is to be a Management Charge for the communal green areas once the development is completed.

Service Charge is to be £225 per annum (index linked).

COUNCIL TAX BAND

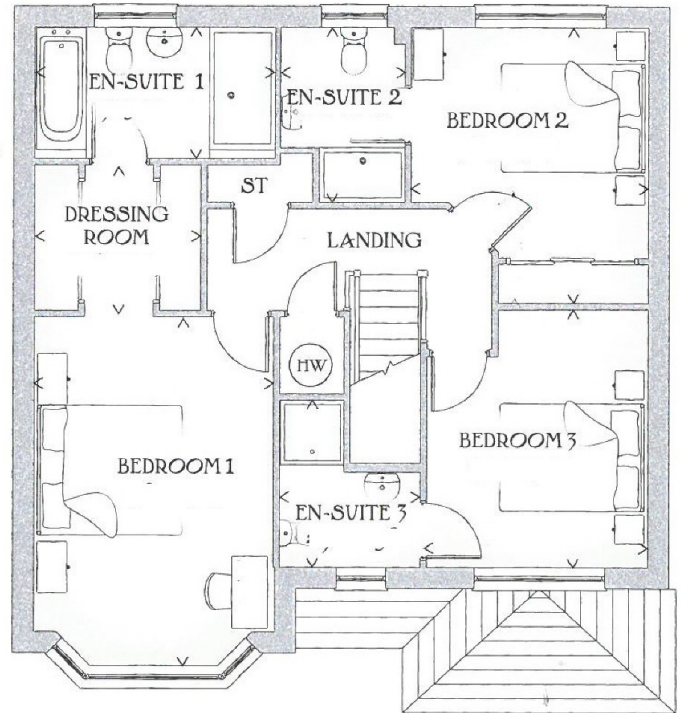
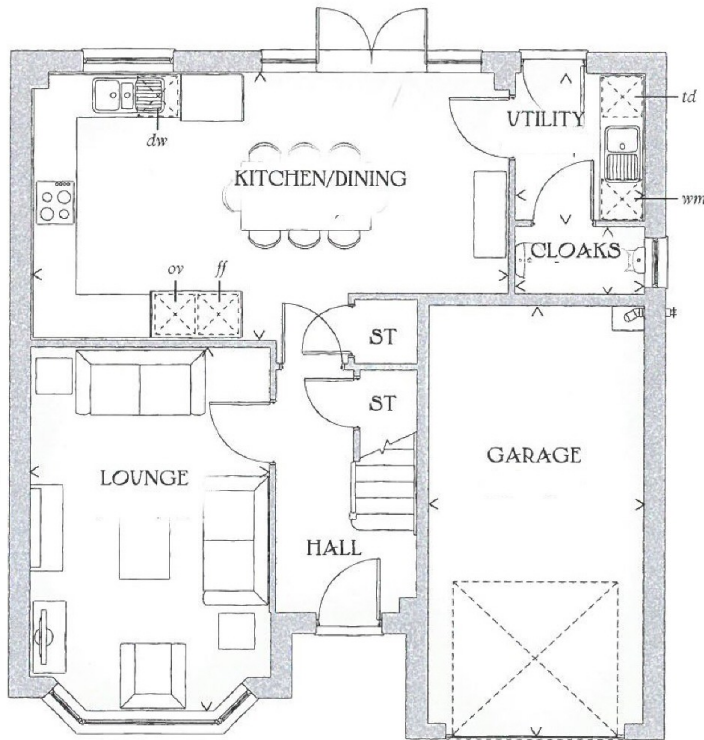
Derbyshire Dales District Council - Tax Band E

DIRECTIONAL NOTE

The approach from our Ashbourne Office is to proceed down the Buxton Road bearing left onto St John's Street and upon reaching the T-junction turn right onto Park Road. Proceed along Park Road and upon reaching the traffic light junction turn right onto Belper Road. Upon reaching the second set of traffic lights turn left onto Derby Road, continue along this road taking the turning on the right into Springfield Avenue. Proceed along Springfield Avenue and upon reaching the T-junction turn right onto Old Derby Road, proceed along Derby Road and upon reaching the roundabout junction bear left into Wyaston Road. Proceed along this road, crossing over the roundabout junction, thereafter taking the turning on the right into Acorn Drive. Proceed along Acorn Drive taking the second turning on the left where eventually number 19 is shortly located on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT/JO)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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