



**41 ACORN DRIVE  
ASHBOURNE  
DE6 1TW**

**OFFERS AROUND £550,000**





## 41 ACORN DRIVE, ASHBOURNE, DERBYSHIRE, DE6 1TW

A superb, well designed four double bed roomed detached property offering stylish accommodation finished to a high specification with stunning living, dining kitchen having French doors opening out onto the south westerly facing garden, ideal for family living and entertaining. Occupying a pleasant position within this popular recent development enjoying views towards the golf course and surrounding countryside. Conveniently located within walking distance of local amenities and Hilltop Primary School.

The accommodation briefly comprises entrance hallway, cloakroom, sitting room and 36 ft living/dining kitchen across the rear of the property with utility room off. On the first floor there are four double bedrooms, two with en suite shower rooms along with a family bathroom. Externally there is a double driveway providing parking and access into the double garage along with an enclosed rear garden.

The property has gas central heating, upvc double glazing, wireless security alarm system.

### VIEWING HIGHLY RECOMMENDED

#### ACCOMMODATION

A partially double glazed front entrance door with wing windows opens into the

**Entrance Hall** having Amtico flooring, staircase leading to the first floor, radiator, control for security alarm and thermostat for the ground floor. Doors lead to the cloakroom, sitting room and living kitchen.

**Cloakroom** comprising a low flush wc, wash hand basin with tiled splash back, radiator and tiled flooring.

**Sitting Room** 5.36m measured into the bay window x 3.59m [17'7" measured into the bay window x 11'10"]

having a front aspect upvc double glazed bay window and radiator.

**Living/Dining Kitchen** 10.97m x 4.01m maximum narrowing to 3.65m [36' x 13'2" maximum narrowing to 12'] comprising a modern, extensive range of wall and base units and drawers with integrated appliances including two fridges, two freezers, AEG dishwasher, two AEG electric ovens, AEG five-ring gas hob with extractor hood above. Pull-out larder cupboard, Silestone work surface and upstands with inset double sink unit. Amtico flooring, two radiators and two upvc double glazed windows. Upvc double glazed French doors with full height windows to either side and fitted Intu blinds open

out from the dining area onto the rear garden. There is a range of hammonds fitted furniture in the sitting area including cupboards, drawers and bookshelving. There is a door to the under stairs storage cupboard and a further door leads to the

**Utility Room** 1.89m x 1.76m [6'3" x 5'9"] having a continuation of the Amtico flooring, two wall cupboards, one housing the Vaillant gas central heating boiler. Base unit with Silestone work surface over and inset sink unit. Space for two appliances with plumbing for washing machine. Radiator and partially double glazed side entrance door.

**First Floor Galleried Landing** with front aspect upvc double glazed window and radiator. Access to the partially boarded roof space. Inbuilt airing/cylinder cupboard. Doors lead to the bedrooms and bathroom.

**Bedroom One** 5.13m x 3.59m [16'10" x 11'10"] having a front aspect upvc double glazed bay window, wardrobes across one wall and a radiator. A door opens into the

**En Suite Shower Room One** 2.62m x 1.95m [8'7" x 6'5"] comprising a large walk-in shower with mains controlled rainfall shower and glazed shower screen, wash hand basin and low flush wc. Tiled flooring and partially tiled walls. Heated towel rail and side aspect upvc double glazed window.

**Bedroom Two** 4.26m x 3.11m [14' x 10'3"] having a radiator and rear aspect upvc double glazed window with delightful views of the surrounding countryside. A door leads to the

**En Suite Shower Room Two** 2.24m x 1.54m [7'4" x 5'1"] comprising a double shower cubicle with mains control shower, wash hand basin and low flush wc. Tiled flooring and partially tiled walls. Heated towel rail and rear aspect upvc double glazed window.

**Bedroom Three** 3.52m x 3.02m [11'7" x 9'11"] having a radiator and rear aspect upvc double glazed window with similar views to bedroom two.

**Bedroom Four** 3.7m x 2.66m [12'1" x 8'9"] having a radiator and rear aspect upvc double glazed window again with similar views to bedrooms two and three.

**Family Bathroom** 2.38m x 2.54m max and 1.69m min [7'10" x 8'4" max and 5'7" min] comprising a bath with mains control shower over and glazed shower screen, wash hand basin, low flush wc, tiled flooring and partially tiled walls. Heated towel rail and front aspect upvc double glazed window.

## OUTSIDE

There is a front lawn planted with shrubs and bushes. Double width driveway providing parking and access to the **Double Garage** with remote controlled electric up and over door, light and power.

A side entrance gate leads down one side of the property to the enclosed rear garden. There is a shingled storage area to the other side. The garden is mainly laid to lawn with extensive paved patio across the rear of the property. There is an outside tap and power socket.

## SERVICES

It is understood that all mains services are connected. The property benefits from ultrafast broadband (FTTP) and freesat dish.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

## TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

There is an annual service charge for the communal areas of the development of £180.97 for 2024.

## COUNCIL TAX

For Council Tax purposes the property is in Band F.

## EPC RATING B.

## VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.  
Ref: FTA2648



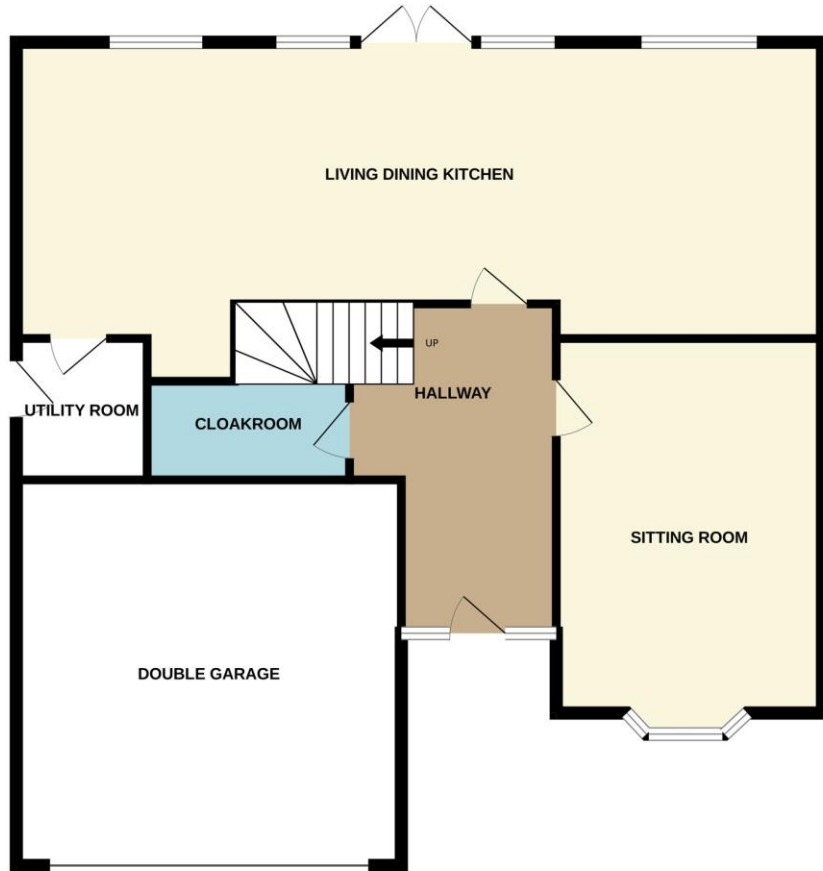








GROUND FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR  
891 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*

