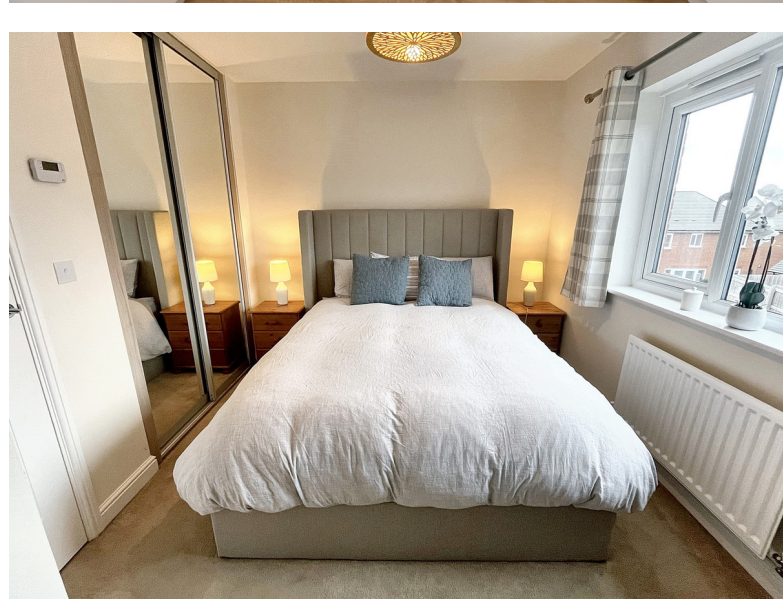




48 Acorn Drive, Ashbourne, Derbyshire DE6 1TW

	2
	1
	2
	650 sq ft

A delightful two bedroom semi-detached house built recently by Redrow Homes and located on a popular development within Ashbourne.



BENNET SAMWAYS are delighted to offer for sale this delightful two bedroom semi-detached house built recently by Redrow Homes and located on a popular development within Ashbourne. The gross internal area is 650sq.ft. This property would make a super first time buy or even a great opportunity for a buy-to-let investment. MUST BE VIEWED!

Interior - From the main front door you lead straight into the welcoming hallway which has two storage cupboards and stairs off to the first floor accommodation. The kitchen is fitted with good quality base and wall to ceiling units with worktops. Integrated appliances include gas hob, extractor fan double electric oven, dishwasher and fridge/freezer. There is also a one and a half bowl sink and drain unit. The living room has French doors opening out onto the garden.

On the first floor landing, there is an airing cupboard and doors off to the main rooms. There is a master bedroom which has fitted wardrobes. There is a further bedroom and a fitted family bathroom. The bathroom has a lovely white suite with shower over the bath and a heated towel rail.

Exterior - The front of the property has a low maintenance display border and a double width driveway which provides great parking. There is a side pathway granting access to the rear garden via gate. The garden has a lawned area with display borders containing plants and small trees along with a paved patio and garden shed.

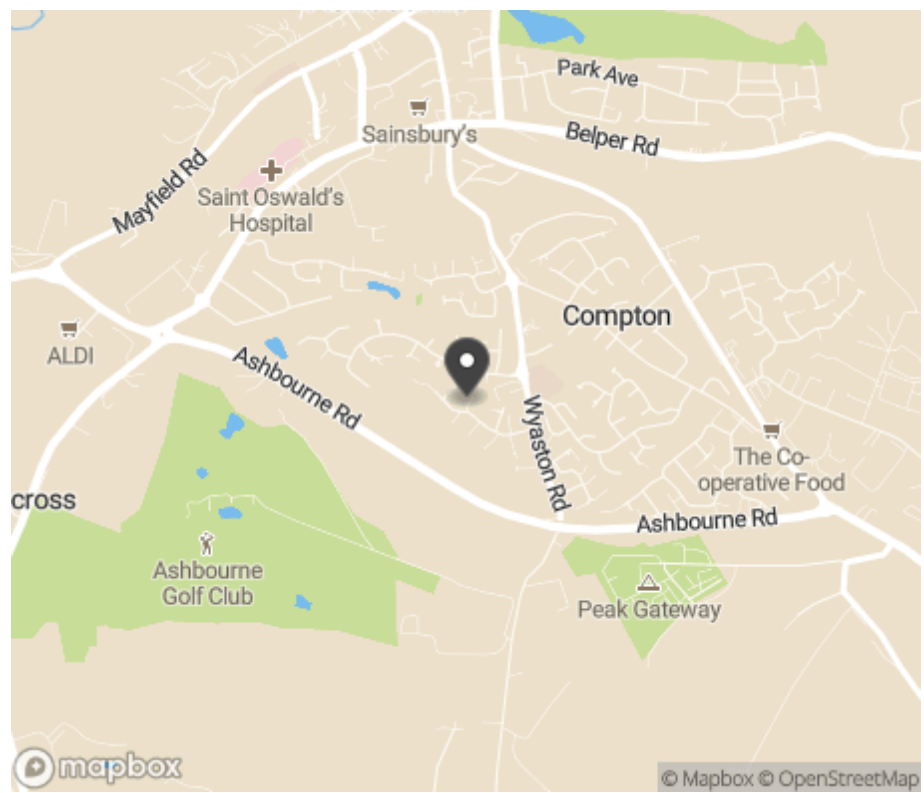
Locality - Ashbourne is a historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football (dates back to 1667) which is played on Shrove Tuesday and Ash Wednesday. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEGs) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock. Ashbourne is a fantastic location to explore many nearby delights such as Chatsworth House, Tissington Hall, Haddon Hall, Alton Towers, Matlock Bath & Dovedale to name a few.

Owner's perspective - "Acorn Drive has been a really comfy and cosy first home for us. We love living on this estate, which is peaceful with plenty of green spaces, amazing views over the countryside and a wonderful community. We have found the location perfect for going into town for food, drinks and shopping as well as adventuring out into the Peaks!"

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band B. Services: Mains water, mains electricity, mains gas, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 11mb standard, 60mb superfast and ultrafast 1000mb. There is an annual service charge for the communal green space areas of £180 per annum.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

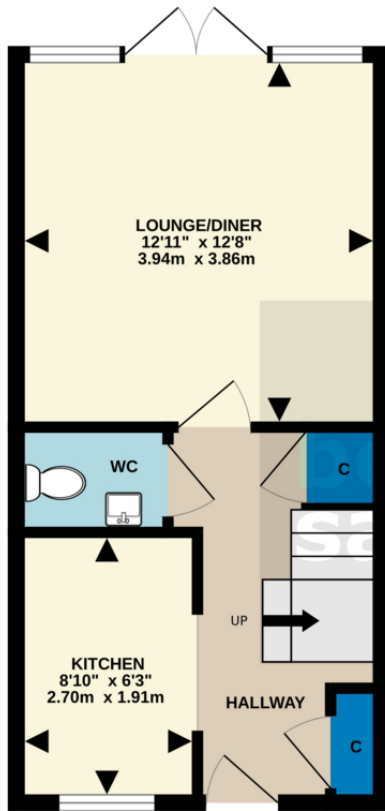




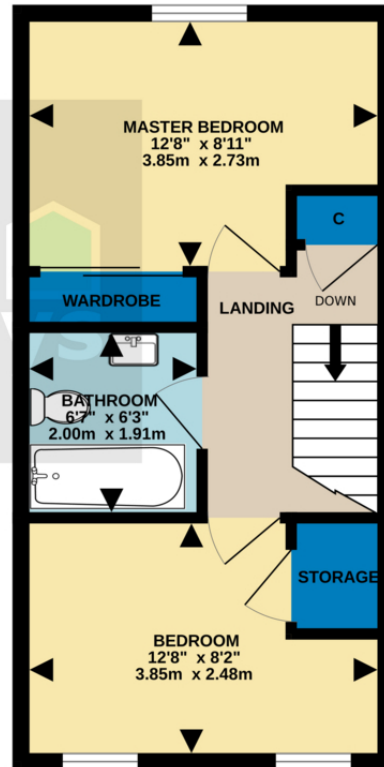
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		99
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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