



**Acorn Drive,Ashbourne DE6 1TW**



**welcome to**

**Acorn Drive, Ashbourne**

A beautifully presented four bedroom home in a quiet and sought after development in Ashbourne. A feature open plan living space is the heart of the home, as well as having a separate lounge to unwind. Viewings are a must to appreciate what this stunning home has to offer.



### Entrance Hall

13' 7" x 9' 6" ( 4.14m x 2.90m )

A bright and welcoming entrance hall, benefiting from stylish Amtico flooring and radiator for added comfort. The space is flooded with natural light that comes from the windows that are either side of the front door. Carpeted stairs rise to the first floor and internal doors lead to a generously sized WC, the spacious dining kitchen/ family space and separate lounge. The property is also fitted with a wireless security alarm and downstairs thermostat.

### W.C

A good sized downstairs cloakroom that comprises a radiator, white WC and sink with chrome mixer taps.

### Lounge

11' 4" x 17' 5" ( 3.45m x 5.31m )

A generously proportioned lounge with the stand out feature of a large bay window to the front aspect, allowing for plenty of natural light and offering a pleasant outlook. A radiator sits neatly beneath the window, providing warmth to the space. Finished in neutral decor with fitted carpet underfoot, this room offers a calm and comfortable setting- ideal for relaxing or entertaining.

### Dining/ Kitchen/Family Room

36' 1" x 13' 2" ( 11.00m x 4.01m )

A superb open plan space, ideal as the hub of the home. Finished with sleek Amtico flooring throughout, this generous area offers excellent versatility with defined areas for cooking, dining and relaxing. Double patio doors open out to the rear garden, while two large windows, also to the rear, fill the room with natural light. Two radiators ensure the space remains comfortable year round.

The kitchen is thoughtfully designed in a stylish U shape layout, featuring classic shaker style base and wall units, open shelves and pull out larder. Integrated units such as two AEG ovens, a five ring gas hob with extractor hood above, a dishwasher and a double fridge freezer. The double sink is positioned beneath one of the rear windows, offering

a pleasant outlook while adding to the functionality of the space.

The room also provides a space which is currently arranged as a comfortable seating area, complete with Hammonds fitted shelving and drawers - ideal for adding personal touches as well as useful storage. An under stairs cupboard adds further practicality to this impressive open plan living space and contains multimedia connections.

### Utility

5' 10" x 6' 2" ( 1.78m x 1.88m )

The utility room houses the boiler in addition to wall and base units, sink and plumbing for a washing machine and space for a tumble dryer. A convenient door provides access to the side of the property.

### Landing

The bright and spacious carpeted hallway provides access to all four bedrooms, family bathroom, airing cupboard and part boarded loft space. A feature of the space is the large wide window overlooking the front of the property, ensuring the space has plenty of natural light, with a radiator underneath.

### Bedroom One

11' 10" x 16' 8" ( 3.61m x 5.08m )

A spacious and elegantly presented master bedroom featuring a charming bay window to the front allowing for an abundance of natural light. The room is fully carpeted for comfort and includes a fitted wardrobe with mirrored fronts, offering ample storage while enhancing the space the room provides. The adjoining ensuite shower room adds convenience and practicality as well as providing a thermostat that controls the upper floor.

### Ensuite

Stylishly appointed large ensuite featuring a fully tiled walk in mains rainfall shower, complemented by a modern WC and sink with chrome mixer tap. The large mirror positioned above the sink enhances the space and light. The room also contains a side facing window, contemporary towel radiator, extractor fan

and tiled flooring throughout, for a clean and polished finish.

### Bedroom Two

13' 11" x 9' 2" ( 4.24m x 2.79m )

A well proportioned double bedroom featuring fitted carpet, a rear facing window offering open views over the fields and a radiator situated below. This room benefits from an adjoining ensuite, complete with a mains powered shower and a heated towel radiator.

### Ensuite

The room provides tiled flooring with additional complimentary tiles in the walk in shower as well as WC and sink with mirror over.

### Bedroom Three

12' 2" x 8' 8" ( 3.71m x 2.64m )

Bedroom three is another generously sized double bedroom, carpeted throughout and enjoying the same attractive rear views over fields beyond the garden. The room offers ample space for wardrobes and drawers, making it both practical and comfortable.

### Bedroom Four

9' 10" x 11' 6" ( 3.00m x 3.51m )

Another well proportioned room, currently used as a home office. Featuring fitted carpets, a rear facing window with the same pleasant views and a radiator underneath. Versatile in use, it could easily serve as a bedroom, study or hobby room.

### Bathroom

Fitted with a bath and a shower over, with screen. In addition, WC and a wash basin with a chrome mixer tap. A front facing window providing natural light, while tiled flooring adds a clean and modern finish.

### Rear Garden

The rear enclosed garden is mainly laid to lawn, complemented by a paved patio area- ideal for outdoor seating and relaxation. A convenient gate provides access via the side of the property as well as



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## **Acorn Drive, Ashbourne**

- Detached
- Double garage with electric door
- Double driveway
- Four bedrooms
- Two ensuite bathrooms

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers in the region of

**£535,000**



Please note the marker reflects the  
postcode not the actual property

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