# Acorn Drive Ashbourne, DE6 1TW





Well-presented semi-detached home in a soughtafter development. Ideal for first-time buyers or downsizers, with spacious lounge/diner, full Fibre broadband, off-street parking, large rear garden along with easy access to the A52, schools, shops, and bus routes.

£240,000



Situated in a highly sought-after development, this property is a well-presented two-bedroom semi-detached home offering a practical layout, ideally suited to first-time buyers or those looking to downsize from a larger property. Full fibre broadband is available, making it a suitable option for home working. The home benefits from offstreet parking and a larger than average spacious rear garden. Its location is particularly convenient within walking distance of local schools, shops, parks and main bus routes. The A52 is easily accessible, offerings wift links to surrounding towns and cities, whilst being within walking distance of schools, shops, parks and a main bus route. This property combines convenience, comfort, and low maintenance living in a well-regarded residential area.

A composite door opens into the entrance hallway where a staircase leads to the first floor. There is an understairs storage cupboard, a guest cloakroom, a useful cloaks cupboard, and doors providing access to the kitchen and lounge/diner.

The kitchen is fitted with preparation surfaces incorporating a 1½ stainless steel sink with drainer and matching upstand surround. Below the worktops are a range of cupboards and drawers, along with integrated appliances including a fridge freezer, double electric fan-assisted oven and grill, and a four-ring gas hob with extractor above. Additional wall-mounted cupboards provide further storage. The kitchen enjoys pleasant views over the green space to the front of the property.

The spacious lounge/diner offers ample room for both seating and dining, with uPVC French doors opening directly onto the rear garden.

The guest cloakroom includes a wall-hung Sottini wash hand basin with chrome mixer tap and tiled splashback, low level WC, and extractor fan.

On the first floor, the landing provides access to two double bedrooms, the bathroom, a storage cupboard housing the combination boiler, and the loft hatch. Both bedrooms are double in size. One offers space for freestanding or fitted wardrobes, while the other includes a useful built-in cupboard over the stairs.

The bathroom is fitted with a wall-hung wash hand basin with chrome mixer tap and tiled splashback, a low level WC, and a bath with chrome mixer tap, mains-fed shower over, glass screen, chrome heated towel rail, extractor fan, and electric shaver point.

To the front of the property is a small lawn with planting and a gravel border, along with a paved path to the front door. To the side, a tarmac driveway provides tandem off street parking for two vehicles. The rear garden is larger than average for this style of home, featuring a wider lawn, patio area, and gravelled seating space with a timber fence surround.

**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. There is a communal maintenance charge of £180 per annum.

Property construction: Standard

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B
Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/25072025

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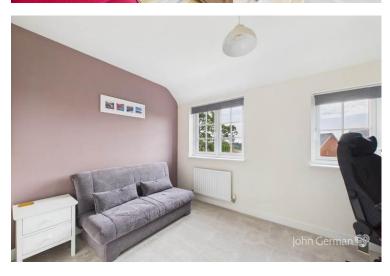
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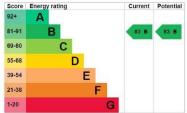
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