



Acorn Drive
Belper



Acorn Drive Belper DE56 1EL

for sale guide price
£190,000



Property Description

Situated within easy reach of Belper on Acorn Drive, this three bedroom semi-detached home offers far-reaching views over the iconic Belper Mill and with a private gate leading directly into the park, this property is ideal for families, professionals, or anyone looking to enjoy a peaceful yet well-connected location.

A welcoming entrance hallway provides access to the main living accommodation; A spacious lounge offers a relaxing retreat with a large window letting in plenty of natural light. The re-fitted kitchen/ diner is the heart of the home, being thoughtfully designed with contemporary units, integrated appliances and ample space for dining and entertaining. A bright and airy conservatory takes full advantage of the garden and stunning views, perfect for year-round enjoyment. Upstairs, you'll find three well-proportioned bedrooms and a re-fitted shower room, stylishly finished with modern fittings and a walk-in shower.

Externally, a block-paved driveway to the front offers off-road parking and side access to the rear. The rear garden enjoys uninterrupted views over Belper Mill and beyond, with a timber gate providing direct access into the neighbouring park, ideal for dog walking or family outings.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase

would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via UPVC double glazed front door leading into the hall with central heating radiator, understairs storage and stairs rising to the first floor.

Lounge

12' 1" x 12' 1" Max (3.68m x 3.68m Max)

Having UPVC double glazed window to the front elevation, central heating radiator and fireplace that's capped.

Kitchen/ Diner

11' x 16' 10" (3.35m x 5.13m)

Having two UPVC double glazed windows to the rear elevation with stunning views over the park, a range of matching wall and base units with granite work surfaces over and incorporating a one and a half bowl sink and drainer unit with chrome mixer tap over, range of integrated appliances including electric fan assisted oven and grill, dishwasher, space for fridge freezer, washing machine and tumble dryer, spot lights to the ceiling, tiled flooring, breakfast bar area with additional storage and door to:-

Conservatory

9' x 15' (2.74m x 4.57m)

Being of UPVC double glazed slant roof construction with doors to the front and rear elevation and tiled flooring.

First Floor Landing

Having loft hatch giving access to the loft.

Bedroom One

12' x 11' (3.66m x 3.35m)

Having UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

11' x 12' (3.35m x 3.66m)

Having UPVC double glazed window to the rear elevation with stunning views over Belper Mill and central heating radiator.

Bedroom Three

8' 1" x 6' (2.46m x 1.83m)

Having UPVC double glazed window to the front elevation and central heating radiator.

Family Bathroom

Having a double width shower cubicle with mains fed chrome shower head over, low level W.C and wash hand basin built into a vanity unit with wall mounted mirror, chrome heated towel rail, storage cupboard, UPVC double glazed obscured window to the rear elevation and an extractor fan.

Outside

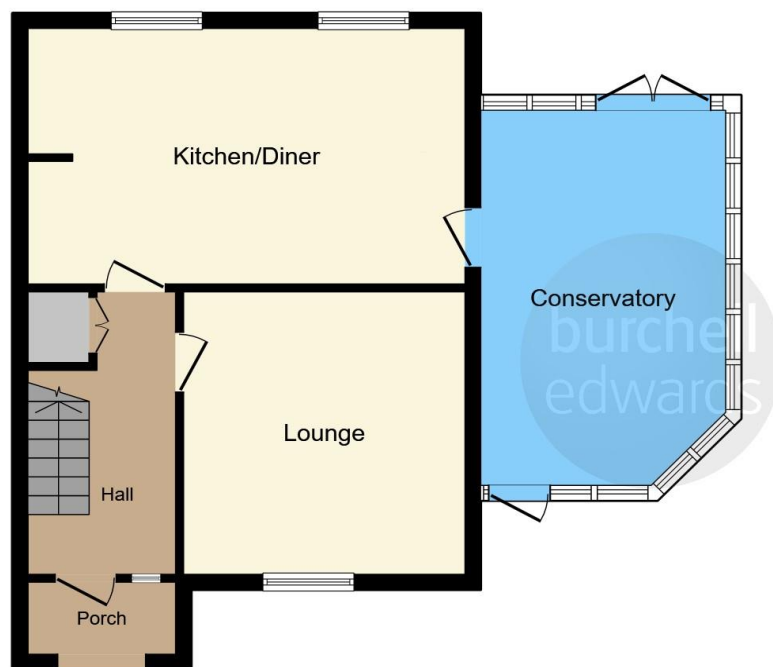
To the front of the property is a block paved driveway providing ample off road parking and side access to the rear garden.

To the rear the garden has a paved patio area with steps leading down to a laid lawn section with paved path leading to a timber gate opening onto the park, stunning views from the garden.

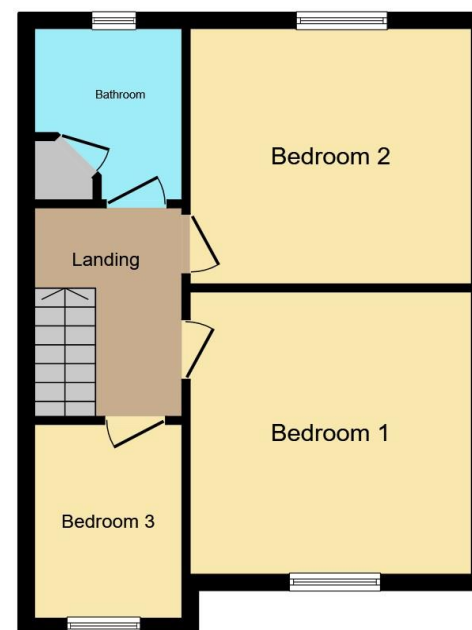








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 BELPER DE56 1AY

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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