



- Sought After Bottesford Location
- Detached Family Home
- 4 Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC
- Lounge, Dining Room & Conservatory
- Off Street Parking & Garage
- Peaceful Rear Garden

Acorn Way, Bottesford, DN16 3WA,
£279,950





Located in the ever popular Bottesford area with the picturesque Bottesford Beck only a few steps away, Starkey&Brown are delighted to offer for sale this well presented detached family home on Acorn Way. The accommodation briefly comprises of 4 bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, bay fronted lounge, separate dining room, large kitchen and conservatory overlooking the rear garden. Outside the property has off street parking to the front, garage with roller door and an enviable rear garden which is not directly overlooked from the rear aspect, creating an excellent degree of privacy. Additional features include gas central heating, uPVC double glazing, owned solar panels and being in prime position for sought after school catchment options. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Hallway

Having composite front door entry, radiator, coved ceiling and stairs rising to the first floor with storage cupboard beneath.

Lounge

9' 6" x 17' 1" into bay (2.89m x 5.20m)

Having uPVC double glazed bay window to the front aspect, radiator, coved ceiling, feature fireplace and double doors into the dining room.

Dining Room

9' 6" x 8' 7" (2.89m x 2.61m)

Having uPVC double glazed French doors into the conservatory, radiator and coved ceiling.

Conservatory

10' 8" x 11' 8" (3.25m x 3.55m)

Having uPVC double glazed French doors to the side aspect and uPVC double glazed windows.

Kitchen/Breakfast Room

15' 4" x 9' 5" (4.67m x 2.87m)

Having two uPVC double glazed windows to the rear aspect, uPVC double glazed door to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

Downstairs WC

2' 8" x 5' 1" (0.81m x 1.55m)

Having uPVC double glazed window to the front aspect, wash hand basin, low level WC and heated towel rail.

First Floor Landing

Having loft access.

Master Bedroom

13' 5" x 15' 5" (4.09m x 4.70m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling, fitted wardrobes and door to en-suite.

En-suite

4' 10" x 4' 10" (1.47m x 1.47m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC and radiator.

Bedroom 2

10' 9" x 8' 6" (3.27m x 2.59m)

Having uPVC double glazed window to the rear aspect, coved ceiling and radiator.

Bedroom 3

8' 1" x 10' 1" (2.46m x 3.07m)

Having uPVC double glazed window to the front aspect, over stairs storage cupboard, coved ceiling and radiator.

Bedroom 4

8' 4" x 8' 6" (2.54m x 2.59m)

Having uPVC double glazed window to the rear aspect and radiator.

Family Bathroom

7' 6" x 5' 6" (2.28m x 1.68m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, low level WC, radiator and storage cupboard.

Garage

7' 9" x 16' 5" (2.36m x 5.00m)

Having light, power and roller door.

Outside Front

Having off street parking and a lawned garden with a range of trees/shrubs.

Outside Rear

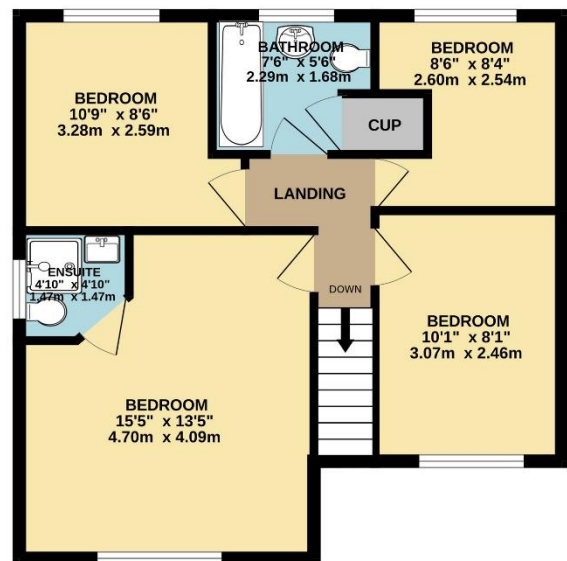
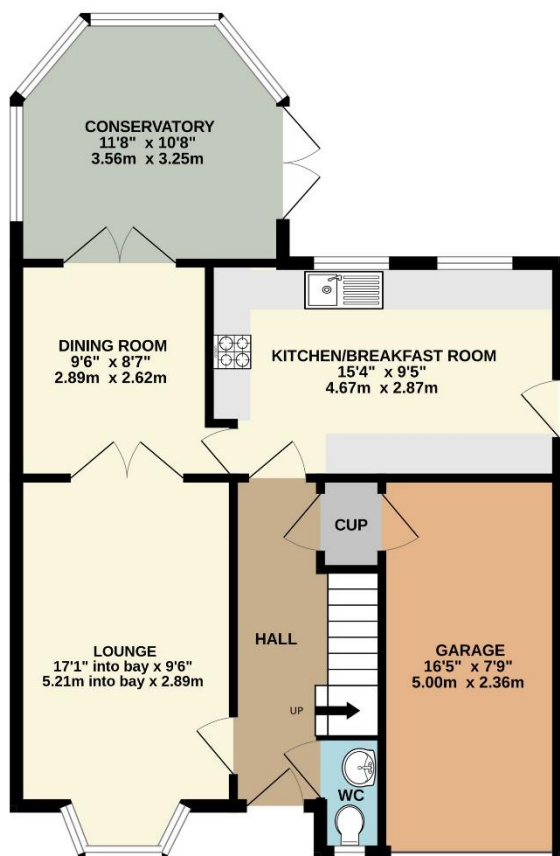
The garden is not directly overlooked from the rear aspect and is mainly laid to lawn with a paved patio area.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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