MELBOURNE
Sales & Lets

Acresford Road, Netherseal, DE12 8DF
Offers Over £550,000

Plot 5, Brambles Cottage Acresford Road, Netherseal, DE12 8DF

Set within an exclusive gated development of just five executive homes, this newly built four-bedroom property in Netherseal combines luxury, comfort, and modern design in a peaceful countryside setting.

The property features a spacious open-plan kitchen, living and dining area — a stunning central space with doors opening out to the front garden, filling the room with natural light. Off the kitchen is a useful utility room, while a separate WC adds extra convenience.

There are four well-sized bedrooms, including a beautiful principal suite with its own en-suite shower room, along with a stylish family bathroom.

Externally, the property offers a generous driveway leading to a double garage, providing excellent parking and storage. There is an air source heat pump and under floor heating .To the rear, the property enjoys lovely open views, enhancing the sense of space and privacy. Built to an exceptional standard, this home perfectly blends contemporary living with tranquil countryside surroundings.

Tenure
Freehold

Council Tax Band
Council Tax Band : TBC

Viewings
Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

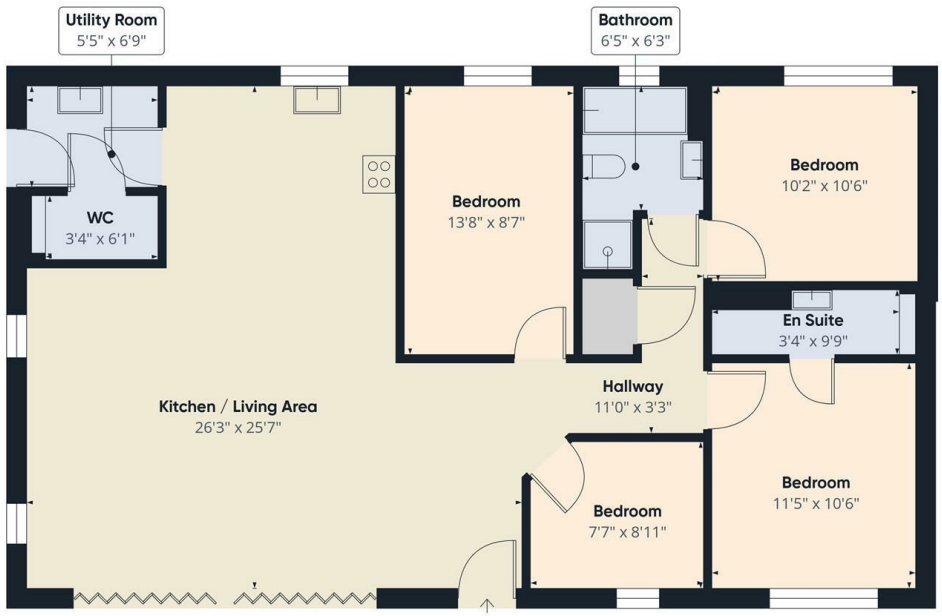
Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.



Approximate total area(1)

1152 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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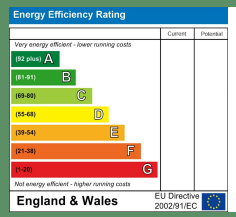

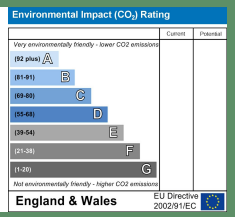

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