



**MELBOURNE**  
Sales & Lets

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

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

Located within an exclusive gated development of just five luxury homes, this newly constructed four-bedroom bungalow in Netherseal offers a superb combination of modern design, comfort, and countryside calm.

At the heart of the home lies a bright and spacious open-plan kitchen, living, and dining area — a perfect space for entertaining or relaxing, with doors opening out to the front garden and flooding the interior with natural light. A practical utility room adjoins the kitchen, and a separate WC adds everyday convenience.

The property provides four generous bedrooms, including a stylish principal suite with its own en-suite shower room, complemented by a contemporary family bathroom.

Outside, a large driveway leads to a double garage, offering ample parking and storage options. There is an air source heat pump and under floor heating. To the rear, the property benefits from attractive open views across the surrounding landscape, creating a true sense of peace and privacy. Built to an exceptional standard throughout, this impressive home delivers the ideal balance of modern living and rural tranquillity.



### **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.

### **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.





