



Acorn Drive
Belper

burchell
edwards

Acorn Drive Belper DE56 1EL

for sale offers over
£220,000



Property Description

A beautifully presented and generously sized three bedroom, detached, family home in a central Belper location. Boasting allocated off-road parking, stunning views over Belper town and a fully enclosed rear garden.

Offered for sale with no upward chain, in brief the accommodation comprises to the ground floor; A spacious lounge/ dining room and a fully fitted kitchen providing access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the rear garden is fully enclosed with a paved patio seating area and steps up to an area laid to lawn.

An ideal family home in an enviable, close to town location. Viewing is highly recommended to appreciate the accommodation on offer.

Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/ Diner

Accessed via a UPVC double glazed door to the front elevation and having two central heating radiators, a gas fireplace with oak mantle over, UPVC double glazed window to the front elevation with stunning views and stairs rising to the first floor landing.

Kitchen

Having a range of matching wall and base units with laminate work surfaces over, incorporating a stainless steel sink/ drainer unit with chrome mixer tap over and a tiled splashback. There is an integrated oven and space for fridge freezer and washing machine, a central heating radiator and a UPVC double glazed window and door to the rear elevation, leading to the garden.

First Floor Landing

Having loft hatch providing access to the loft.

Bedroom One

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

Bedroom Two

Having UPVC double glazed window to the front elevation, enjoying stunning views, and a central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation, enjoying stunning views, and a central heating radiator.

Bathroom

A modern three piece suite comprising of; A panelled bath with chrome taps over, low level W.C and pedestal wash hand basin with chrome mixer tap over. There is a central heating radiator, half tiled walls, a UPVC double glazed obscured window to the rear elevation and door to airing cupboard.

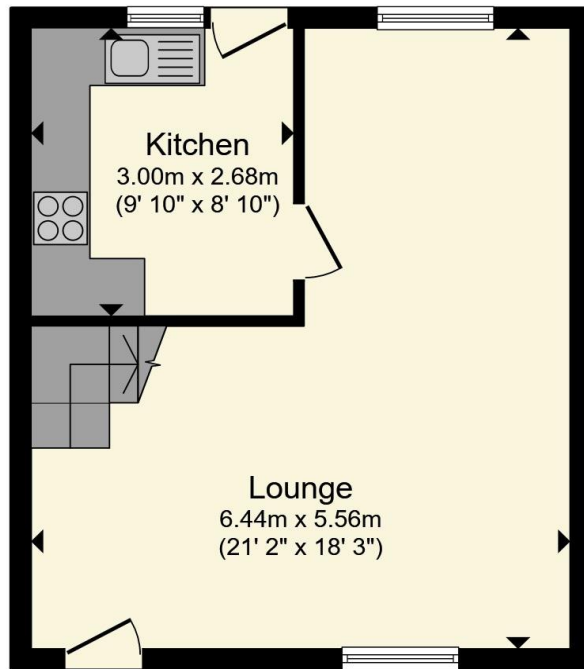
Outside

To the front, the property is accessed via paved steps with a wrought iron handrail. The rear garden is fully enclosed and has a paved patio area with paved steps to an area laid to lawn, there is a timber shed and gated side access.

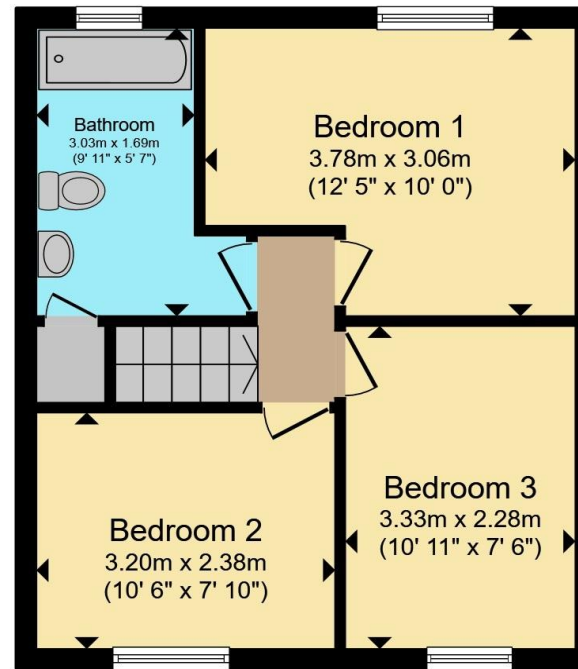








Ground Floor



First Floor

Total floor area 71.0 m² (764 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL207072 - 0002