



Acorn View Weston Underwood

**Acorn View, 35 Bullhurst Lane,
Weston Underwood, Ashbourne,
Derbyshire, DE6 4PA**

This individually design detached property occupying a sizeable plot within the heart of this much sought after village, backing on-to open farmland to the rear. There is an outbuilding including a purpose built workshop and attached garage.

The village of Weston Underwood is almost equidistant between the Historic Market Town of Ashbourne and the City of Derby both under 10 miles away. It is a highly desirable village and within the catchment area for Ecclesbourne Secondary School.

There is ample off road parking to the front and side of the property.

Viewing is strongly recommended to fully appreciate the charm, versatility and location of the property.



Accommodation

Entrance Hall

Double glazed glass panelled access door flanked by double glazed windows, electric storage heater, stairs to first floor level, internal access doors to all ground floor reception rooms.

Cloakroom / WC

Having low Flush WC, Vanity Wash hand basin, low flush WC, hanging space obscured double glazed window to front .

Lounge

5.74m x 4.24m

Feature exposed brick chimney breast with inset arch and living flame LPG gas fire, patio door providing access to the rear garden, two double glazed windows to side and one to rear, electric storage heater, open plan to Family Room.

Family Room

3.64m x 3.60m

Double glazed window to front, electric storage heater

Dining Room

3.41m x 3.38m

Double glazed bow window to front, wall lights, electric storage heaters.

Breakfast Kitchen

4.23m x 3.51m

Matching wall and base unit with work surface over, stainless steel sink and drainer, integrated dishwasher, electric 4 ring hob with extractor hood over, integrated double oven, integrated fridge freezer, double glazed window to rear enjoying views across the garden to the open farmland beyond, internal door through to Utility Room and Entrance Hall.

Utility Room

3.42m x 1.87m

Having worktop over, under counter appliance space, plumbing for washing machine, double glazed window to rear, coat hanging space with higher level storage cupboards above, double glazed window to rear, double glazed glass panelled doors to rear providing external access.



First Floor

Galleried Landing

Dogleg staircase leads from Entrance Hall to this spacious landing area with access to all bedrooms and bathroom, double glazed window to front, double built-in storage cupboard, airing cupboard housing hot water tank with slat shelving.

Bedroom One

4.23m x 3.01m

Double glazed window to rear enjoying views across the garden to the neighbouring farmland. Wall light.

Bedroom Two

4.22m x 3.59m

Double glazed window to rear enjoying open views beyond the garden, range of fitted bedroom furniture including 2 corner wardrobes with matching bedside cabinet and overbed storage.

Bedroom Three

3.61m x 3.77m into wardrobes

Double glazed window to front, built-in bedroom furniture including, two full height double wardrobes, two further double wardrobes with drawer and dressing table and cupboard storage above.

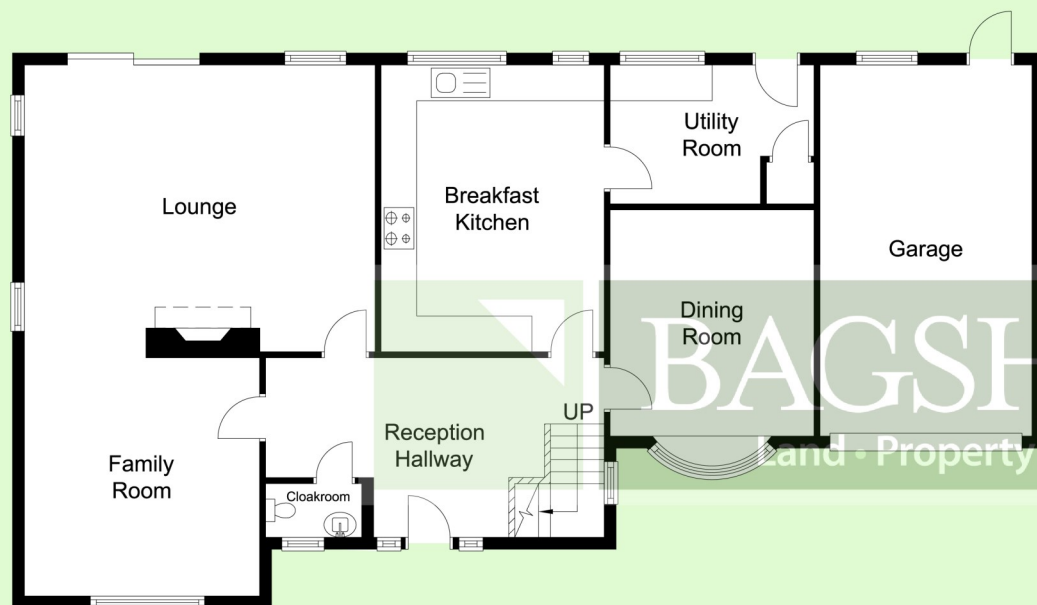
Bathroom

3.10m plus recess x 2.65m

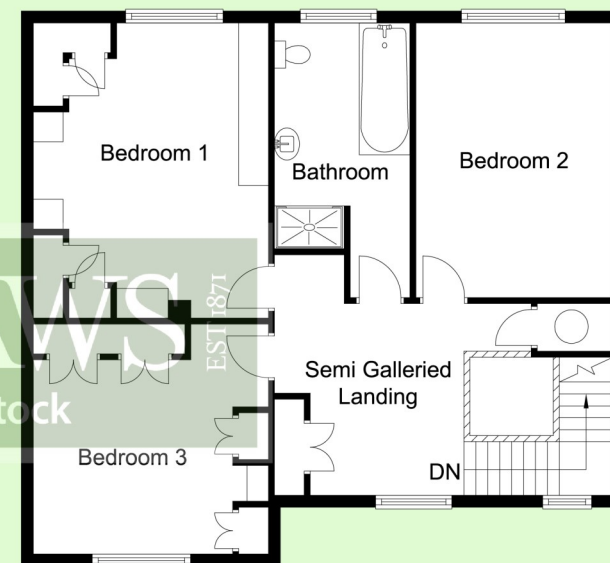
Spacious bathroom with coloured four piece bathroom suite comprising; panelled bath, separate double shower cubicle with shower over, low flush WC, pedestal wash hand basin, double glazed window to rear.



Ground Floor



First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Outside

Front

Access from Bullhurst Lane onto extensive block paved forecourt and drive which provides ample off road parking and access to **Garage** with vehicular up and over door, power and lighting with pedestrian door access to the rear.

The block paved drive leads around the side of the property with further hardstanding to the side which used to be utilised for a caravan.

Rear

Extensive block paved patio area with matured shrub borders and rockery leading onto lawned garden area which is bordered by post and rail fencing and acts to preserve the delightful open outlook across the neighbouring farmland. Set within the garden and a particular feature of the property is a number of useful outbuildings.

Outbuilding

Currently used as a detached workshop separate from the property set within the rear garden and perhaps offering potential for conversion further accommodation (subject to necessary consent). Having vehicular access door power and lighting.



General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains Water, Drainage and Electricity is connected.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and Council Tax Band

Amber Valley Borough Council. Tax band 'F'.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Please Note: there is no right of way through the neighbouring land. This gated access has been used by the current owner under a gentleman's agreement and there will be no rights across the neighbouring land whatsoever.

Viewing

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

EPC

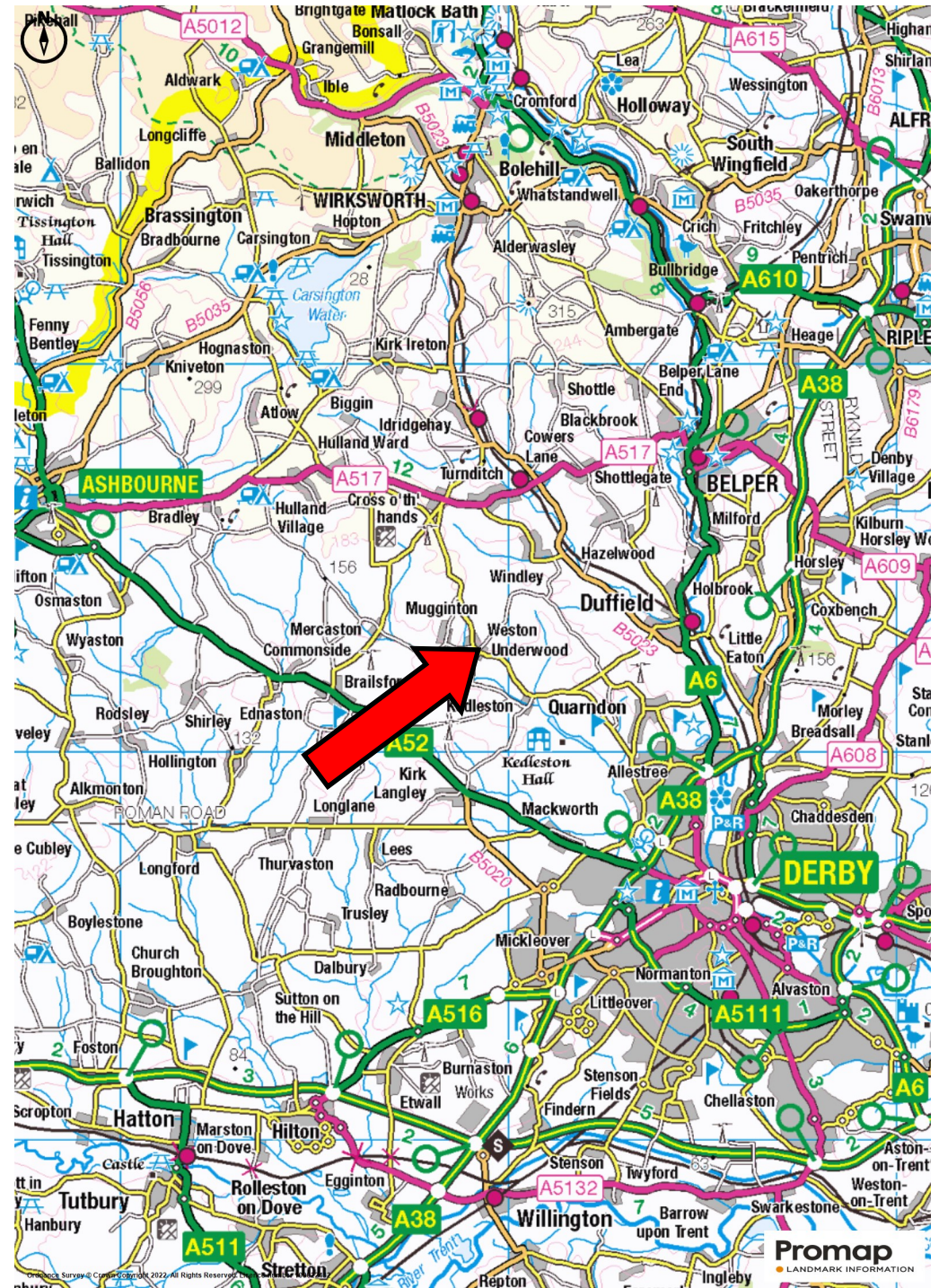
Rating E

Directions

From Ashbourne - proceed toward Belper on the A517, after about 6 miles enter the village of Hulland Ward and as you are leaving the village take the right fork just before the Black Horse public house. Proceed straight ahead at the crossroads and at then at the 'T' junction turn right heading towards Mugginton Lane End and Weston Underwood. Remain on this road into the village of Weston Underwood where the property will be found on the right hand side clearly identified by the Bagshaws 'For Sale' board.

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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