

Home 2 Sell

Quality Service For Less



40a Acorn Drive

Belper, DE56 1EL

£1,075 Per Month



Occupying a popular and convenient location is this attractive traditional built three bedrooomed residence arranged over three floors which represents an ideal opportunity for rental. Spacious versatile and well appointed family accommodation, situated on a delightful plot enjoying a fine aspect and views within walking distance of the town centre. Accommodation comprising in brief of; On the ground floor entrance hall, to the first floor guest cloakroom/WC, open plan dining kitchen having built in appliances with French doors to the rear garden and a separate and lounge enjoying a fine aspect and views. To the first floor a master bedroom with fine views and en suite shower room, two further well proportioned bedrooms and a family bathroom having a three piece suite. Outside there is enclosed rear garden with patio and lawn. To the front a tarmacadam driveway provides off road parking and access to the integral garage.



### Entrance Hall

The Property is entered via a composite door with glazed inserts, laminate wood grain effect flooring and central heating radiator. Stairs off to the first floor landing.

### To the First Floor Landing

Ceiling light,

### Fitted Dining Kitchen

15'1" x 9'2" reducing 7'1" (4.60m x 2.80m reducing 2.18m )

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap, integrated fridge freezer, integrated dishwasher, space and plumbing for an automatic washing machine, recessed ceiling lighting, PVCu double glazed window to the rear garden aspect, PVCu French doors to the rear garden, ceiling light and central heating radiator.

### Lounge

9'7" extending 12'0" reducing 9'1" x 15'1" max (2.94m extending 3.66m reducing 2.77m x 4.60m max)

This most impressive room enjoys a fine aspect and views with PVCu double glazed French doors with Juliette balcony, PVCu double glazed window, two central heating radiators, television point, wood grain effect flooring and ceiling light.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin with complimentary splash back tiling. Central heating radiator, tile effect flooring and ceiling light.

### To the second floor landing

Ceiling light.

### Master Bedroom

11'5" x 9'0" (3.50m x 2.76m )

Having a PVCu double glazed window to the front elevation enjoying the fine aspect and views, central heating radiator and ceiling light.

### En suite Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and shower enclosure with electric shower. Chrome ladder style heated towel rail, tile effect flooring, and an electric shaver point.

### Bedroom Two

8'8" reducing 5'5" x 10'5" (2.66m reducing 1.66m x 3.19m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Bedroom Three

10'7" x 6'0" (3.24m x 1.83m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side having a hand held shower attachment, pedestal hand wash basin and a close couple WC. Vinyl effect flooring, electric shaver point and a PVCu double glazed opaque window to the side elevation.

### Outside

Outside there is enclosed rear garden with patio and

lawn. To the front a tarmacadam driveway provides off road parking and access to the integral garage.

### Area

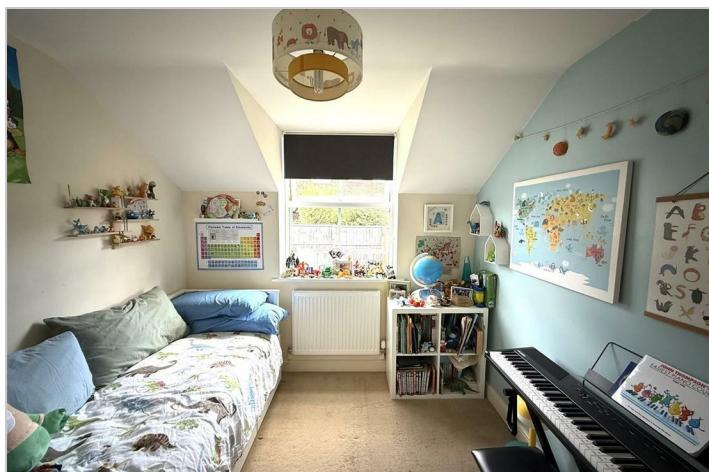
40a Acorn Drive is situated with walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

Leave Home2sell Belper through the Market Place along Chesterfield Road forking left at the Thorntree Pub onto Swinney Lane and first left onto Mill Street. Take the first right onto Acorn Drive where the property can be found on the right hand side clearly

identified by our distinctive Home2sell For Sale board.



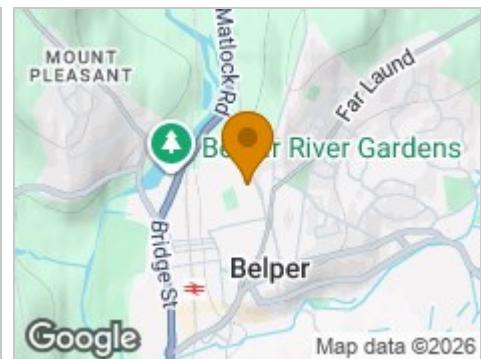
## Road Map



## Hybrid Map



## Terrain Map



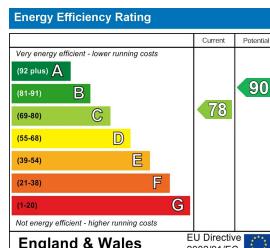
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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