



£300,000 Offers In Excess Of

Acorn Drive, DE55 6NQ

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Home On Corner Plot
- Detached Garage & Ample Off Road Parking
- Three Double Bedrooms
- Family Bathroom, En Suite & WC
- Family Home
- Dining Kitchen And Utility Room
- Rear Garden And Patio
- Still Within 10 Year Builders Warranty
- Bespoke Fitted Shutters Throughout

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented three bedroom detached home on the much sought after Padley View estate in the highly regarded village of Morton. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented three bedroom detached home on the much sought after Padley View estate in the highly regarded village of Morton. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge, Dining Kitchen & Utility Room to the ground floor with three double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home benefits from prominent corner plot position with block paved driveway to rear leading to detached garage which is accessed via up and over door and fitted with light & power. The rear garden is a wonderfully private space with sizeable entertaining patio and well maintained lawn space forming the ideal area to host or relax. A combination of timber fencing and brick walls secure the space making it ideal for those with pets and young children.

### Entrance Hall

Accessed via composite door to front elevation with wood effect flooring, mini wall mounted radiator and doorways to;

### WC

### Living Room

With double glazed bay window to side elevation, double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Kitchen Diner

A fantastic family room which benefits from a wealth of natural light with double glazed windows to front and side elevation and double glazed French doors opening to rear garden. The kitchen itself features a matte range of base cupboards and eye level units with complimentary worktops over and a healthy range of integrated appliances including; Fridge freezer, dishwasher, oven, microwave oven, hob with accompanying extractor hood & inset one and a half bowl sink. Wood effect flooring extends to dining space where wall mounted radiator features.

### Utility Room

With worktop space of its own and power/plumbing for washing machine/tumble dryer, this utility room also features mini wall mounted radiator, understairs store space and door opening to driveway.

### Landing

With access to all three bedrooms & the family bathroom, this carpeted space benefits from fitted airing cupboard and loft hatch access.

### Bedroom One

With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provides valuable storage capacity. Access to En Suite.

#### En Suite

A tiled three piece suite including; Double walk-in shower, pedestal handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to front elevation completes the space.

#### Bedroom Two

With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to front elevation completes the space.

#### Outside

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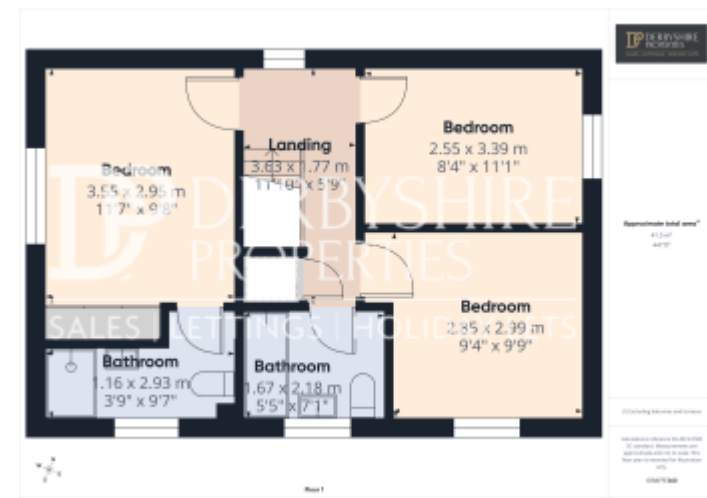
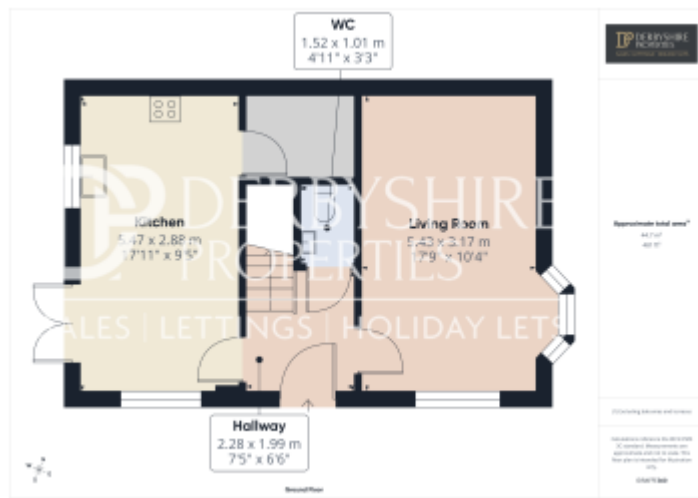
#### Council Tax

We understand that the property currently falls within council tax band C, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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