

Toby's Hill

Draycott in the Clay, Ashbourne, DE6 5BT

John 
German





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£425,000



This substantial family home sits on a large plot surrounded by mature trees on a small exclusive development on the edge of the village, the ideal spot to combine privacy with fantastic transport links.

NO UPWARD CHAIN

In need of some refurbishment, the spacious accommodation provides plenty of space and flexibility for a growing family and the opportunity to fit to your own design. The Roebuck Inn is just a stone's throw away, which is a warm family friendly pub and restaurant with its own microbrewery, ideal if you don't always feel like cooking at the end of a busy day.

To the front of the property an enclosed porch opens into the entrance hall off which are arranged all the main living rooms as well as a ground floor doaks/WC.

The lounge is a large family friendly room which runs from the front to the back of the house enjoying views over the gardens on three sides. To the opposite end of the house is the kitchen and separate utility room next to which French doors open into a dining room with a bow window overlooking the garden. The ground floor accommodation is completed by a study also overlooking the rear garden.

On the first floor all the bedrooms are arranged around a large landing with three windows overlooking the front elevation and a built-in airing cupboard. The generous master bedroom has a small dressing room with fitted wardrobes and an ensuite shower room. The remaining three bedrooms are all double in size served by a family bathroom with a full three-piece suite.

Outside a covered walkway leads off the back of the kitchen to a store room, the courtyard door to the garage and a door to the rear garden. The large double garage measures 17ft 7in x 17ft 6in to the rear of which is a work bench and recessed off to the side is a small sink area. There is a remote control double electric vehicular door and windows look over the potting shed built onto the rear of the garage which also houses the oil tank.

Mature gardens wrap around the front and side of the garden being mainly laid to lawn and set with a range of established plants shrubs and bushes. The enclosed rear garden is separated into two sections the first of which is mainly paved with a large ornamental pond and a summerhouse. This could possibly be used as a home office or hobby space as power is connected. The remaining section of garden is a real sun trap and is again mainly paved in the Mediterranean fashion.

Finally to the front of the property on the left hand side is a large block paved driveway providing extensive off road parking for numerous vehicles as well as access to the garage.

The property also has the added benefit of a CCTV system and a safe box installed under a large storage compartment under the stairs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

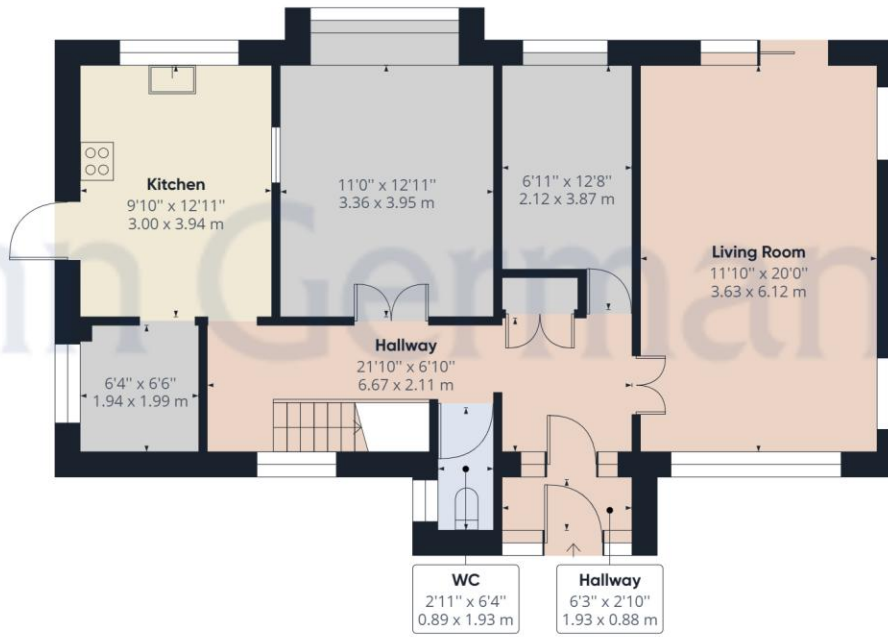
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbcc.gov.uk

Our Ref: JGA/18102021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F





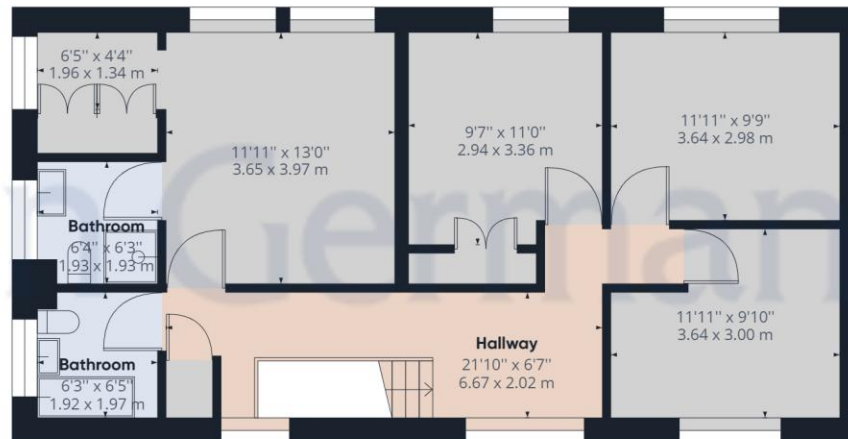


Ground Floor Building 1

Approximate total area⁽¹⁾

1625.04 ft²

150.97 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	45 e	
21-38	F		
1-20	G		



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