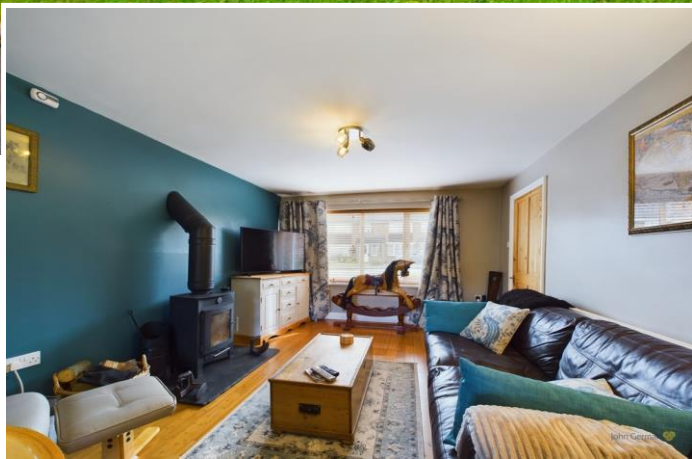


# Hollow Lane

Draycott-in-the-Clay, Ashbourne, DE6 5HQ



Lovely family home set in the heart of Draycott-in-the-clay, a highly sought after village surrounded by open countryside but with excellent transport links via the A50.

The property is beautifully presented with spacious accommodation comprising entrance hall, guest WC, large open plan lounge and dining room with recently installed log burner, fitted kitchen and first floor family bathroom and three spacious bedrooms. The gardens have been landscaped featuring a lovely covered pergola and there is plenty of off road parking.

£275,000

John German 

The village of Draycott in the Clay boasts a range of good pubs and restaurants, post office/shop, school and there are excellent transport links to the A50 with its M1 and M6 connections and to the A38. The towns of Burton on Trent, Derby and Lichfield are within commuting distance. The market towns of Uttoxeter and Ashbourne are both within easy reach and both offer a wider range of amenities including sports and leisure facilities. Uttoxeter also benefiting from a local railway station and Uttoxeter's famous racecourse.

Entrance to the property is via a uPVC double glazed entrance door with subtle stained-glass panels opening into a spacious entrance hall with bamboo wood flooring stairs rising to the first floor and pine doors leading off to the ground floor living spaces.

Located off the entrance hall is a guest cloaks/WC fitted with a low flush WC and pedestal washbasin, window to the front, ceramic tiling to half wall height, ceramic tiled floor.

The Lounge and dining room run from the front to the rear of the property with double aspect windows with bamboo flooring and featuring a recently installed modern cast-iron stove with a slate hearth.

The kitchen lies to the rear of the property and is fitted with a comprehensive range of base and eye level units with under unit lighting and a glazed display cabinet, roll edge worksurfaces, inset ceramic one and a half bowl sink unit with drainer and mixer tap, tiled splashbacks, space for electric cooker, washing machine, fridge, freezer and dishwasher, tiled floor, window to the rear and matching rear entrance door.

On the first floor stairs lead to a galleried landing with a built-in airing cupboard and pine doors leading off to the bedrooms and bathroom.

The modern fully tiled family bathroom is fitted with a full three piece suite comprising panelled bath with shower attachment, washbasin in vanity unit with cupboard storage beneath, concealed flush WC and window to the rear.

Bedrooms one and two are lovely big double bedrooms both with built-in wardrobes and the third bedroom is a lovely spacious single bedroom with a bed built-in over the stair header to make the most of the floor space.

Outside the property is set well back from the road behind an immaculate lawned front garden with a beech hedge, there is extensive tarmacked parking with gated access to the side of the property with potential garage space subject to planning.

The lovely rear garden has been landscaped comprising spacious paved patio area adjacent to the rear of the property with a fixed roofed pergola providing a lovely covered seating area, the lawn has ornamental borders and there is a planted bed full of interesting grasses and herbaceous shrubs providing year round interest and colour there is a second seating area located at the end of the garden to catch the sun as it moves around the garden. Garden storage is provided by way of a timber garden shed.

UPVC double glazing throughout and LPG central heating.

**Buyers note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Services:** Mains water, drainage, 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA25092023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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### Agents' Notes

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### 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.

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