

# Woodlands Rise

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



Immaculately presented and maintained modern semi detached home with improved accommodation, situated on a quiet cul de sac in the popular and convenient area.

£205,000

John German



Whether looking for your first home, to downsize or for a buy to let investment, internal inspection and consideration of this superb modern home is imperative to appreciate its condition and the work done by the current owner, plus its exact position set back from the popular cul de sac development.

Conveniently situated between the popular villages of Marchington and Draycott-in-the-Clay and their facilities, the towns of Uttoxeter and Burton-on-Trent, plus the city of Lichfield are all within easy commutable distance. Several walks through the surrounding countryside are also on the doorstep and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A traditional tiled canopy porch with a part obscured double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The well proportioned lounge has a focal central wall feature and space for a living flame effect electric fire, plus a front facing window providing light.

To the rear and extending to the width of the home, is the impressive refitted dining kitchen which has a range of base and eye level units with timber tops, inset sink unit set below the window overlooking the garden, fitted electric hob with a glazed splashback and extractor over, plus an electric oven under, integrated dishwasher and space for additional appliances. In the dining area, there are French doors opening to the patio and rear garden, plus a useful understairs cupboard.

A door opens to the attached garage which presently provides further living space with French doors to both front and rear elevations, having power points and light. This space could be easily converted back into a standard garage if desired (please note there are no building regulations at present).

To the first floor, the landing has a side facing window and access to the loft with doors leading to two good sized bedrooms. The front facing master has both a built-in double wardrobe with mirror sliding doors and a further storage cupboard, and the second bedroom is currently used as a dressing room.

Completing the accommodation is the fully tiled family bathroom which has a modern suite incorporating a panelled shower bath with a mixer shower and fitted glazed screen above.

Outside to the rear, a paved patio provides a pleasant seating and entertaining area leading to the garden laid to lawn with well stocked borders, enclosed to three sides. A step leads to a further hard landscaped area which has space for a shed.

To the front is a garden laid to lawn. Shared vehicular access leads to the block paved driveway providing parking, leading to the garage.

What3words: kitten.essay.uplifting

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

**Services:** Electric storage heating. 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/05122023

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



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Approximate total area<sup>(a)</sup>  
689.48 ft<sup>2</sup>  
64.05 m<sup>2</sup>

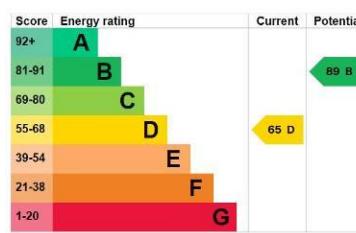


Excluding balconies and terraces

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

GIRAFFE360












John German  
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
01889 567444  
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

#### Agents' Notes

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#### Referral Fees

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