

# 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

 <p>Ground Floor</p>	<div>John German </div> <div>Approximate total area<sup>†</sup> 689.48 ft<sup>2</sup> 64.05 m<sup>2</sup></div>
 <p>Floor 1</p>	<div>Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>GIRAFFE360</div>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk

## 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 any 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.

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**