

Stubby Lane

Draycott-in-the-clay, Ashbourne, DE6 5BU

John 
German





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£475,000

Individual detached home with deceptively spacious extended family accommodation occupying delightful plot extending to approx. 0.23 acres in total, located in a popular and convenient area.



Originally built in the 1800's but extended and remodelled in the 1970's, internal inspection of this rather unique residence is highly recommended to appreciate its layout which provides ample ground floor living space including an impressive, refitted breakfast kitchen, balanced with four first floor bedrooms enjoying far reaching views. Occupying a delightful established plot extending to approximately 0.23 of an acre, incorporating ample off road parking and a detached double garage.

Situated between the popular villages of Marchington and Draycott in the Clay and their amenities, with the towns of Uttoxeter, Burton upon Trent and Ashbourne plus the city of Lichfield all within easy commutable distance. The nearby A50 dual carriageway links to the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: A timber entrance door opens to the hall which has a walk-in cloakroom and doors leading to the ground floor accommodation and the fitted shower room which has a white three-piece suite incorporating a corner shower cubicle.

The light and airy living room has a feature full height vaulted ceiling and triple aspect windows allowing the natural light to flood in, and a focal cast log burner set on a brick hearth.

A separate dining room has a walk-in bay window to the front providing natural light and a door leads into the extremely impressive, refitted breakfast kitchen, having an extensive range of base and eye level units with work surfaces and inset ceramic sink unit set below a window overlooking the garden, fitted electric hob with extractor over, built in double electric oven and space for further appliances. A part glazed door opens to the delightful garden room which enjoys views over the garden and a feature vaulted ceiling with a double glazed skylight plus a uPVC part double glazed door giving direct access to the patio.

The study is approached via the living room, having French doors opening to the timber and glazed conservatory providing further living space overlooking the garden with patio doors leading to the outside.

The first floor galleried landing has a built in airing cupboard and access to the useful boarded loft plus doors to the four bedrooms, all of which enjoy far reaching views, and one of which having built in wardrobes and one having curtained wardrobes.

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

Outside: To the rear a paved patio provides a lovely seating and entertaining area having a well stocked border with plants and shaped shrubs, leading to the garden which is mainly laid to lawn having a low level box hedge and well stocked beds and borders containing a variety of different shrubs, plants and trees. There are further seating areas to take advantage of the position of the sun and at the bottom of the garden there is hard landscaping with raised vegetable beds plus two sheds and a greenhouse (included in sale).

To the front is a gravelled fore garden with a large variety of shrubs and plants. A tarmac drive and turning point provides ample off road parking for several vehicles leading to a detached double garage that has an electric up and over door, power and light plus useful storage space above.

What3Words: Should.dodging.merit

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: electric central heating system and solar panels heating the water.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: BT

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

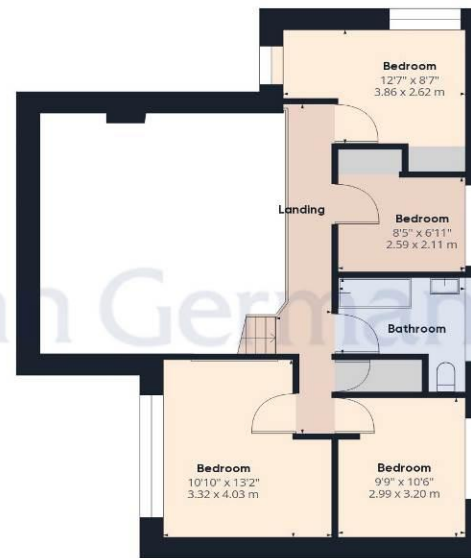
Useful Websites: www.gov.uk/government/organisations/environment-agency







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2116.93 ft²

196.67 m²

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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