

Deepcut Road

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

John 
German





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£485,000

Attractive traditional semi detached family home with extended, well maintained and versatile accommodation. Occupying a delightful plot extending to approximately 3.37 acres, located at the end of the popular cul de sac.

A rather unique opportunity to purchase an extended traditional semi detached home with spacious and versatile ground floor accommodation, lovely gardens and adjoining paddocks enjoying a good degree of privacy, in all extending to approximately 3.37 acres. Suitable for buyers looking for properties with space for horses, sheep or other animals, or for those simply looking to spend time outside and the 'good life'.

Situated at the end of the popular cul de sac located between the popular villages of Draycott-in-the-Clay and Marchington, providing easy access to the surrounding towns of Uttoxeter and Burton upon Trent, plus the cathedral city of Lichfield. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A uPVC part obscured double glazed door opens to the welcoming hall where stairs rise to the first floor with a useful cupboard below, and doors lead to the extended versatile ground floor accommodation and the downstairs WC.

The delightful dual aspect lounge extends to the depth of the home having front facing window and uPVC double glazed French doors opening to the patio and enjoying lovely views out onto the garden. Additionally, there is a focal chimney breast with a log burner set on a red quarry tiled hearth.

Opposite is the dining room, having a front facing window enjoying a pleasant outlook onto the green and an opening to the fitted kitchen which has a range of base and eye level units with quality work surfaces and matching breakfast bar, inset sink unit set below the window overlooking the garden, fitted electric hob with an extractor over, double electric oven and a useful pantry.

An L shaped hall provides access to both the front and rear elevations having a tiled floor and doors to the remaining ground floor space.

The ground floor double bedroom could easily be used as an additional reception room if desired, having dual aspect windows providing an abundance of natural light and a pleasant outlook. A door leads to the fitted en suite shower room having a contemporary white suite incorporating a corner shower cubicle with an electric shower over, plus feature tiled splashbacks and half tiled walls.

Finally, there is the fitted utility room which has a work surface to one side, base level units and inset sink unit set below the rear facing window overlooking the garden and space for numerous appliances.

To the first floor, the landing has a rear facing window providing natural light and doors to three good sized bedrooms, two of which can easily accommodate a double bed with a third bedroom benefitting from built in storage/wardrobes.

Completing the accommodation is the fitted family bathroom that has a white suite incorporating a panelled bath with an electric shower over and tiled splashbacks.

Outside, to the rear of the home there is a wide, paved and gravelled patio providing a delightful seating and entertaining area, often visited by the friendly pheasant family, leading to the well tended garden which is predominantly laid to lawn with well stocked established beds and borders containing a large variety of plants, shrubs and trees.

To the side of the property, the lawn continues, as does the impressive well stocked borders, also having space for sheds and greenhouse, plus a productive fruit and vegetable garden and an additional gravelled seating area. Continuing through this section of the garden are the paddocks, mainly laid to grass with a large selection of established trees and wild flowers, plus a chicken run and an orchard. The current owners have previously held horses on these paddocks and they can also easily now rear sheep, goats or other animals but is presently laid to encourage wildlife and provides a fabulous adventure for kids.

To the front is a garden laid to lawn with established borders and a pleasant outlook onto the green. A block paved double width driveway provides ample off road parking for several vehicles.

In all, the total plot of the property, gardens and paddocks is approximately 3.37 acres. Please note, the paddocks have an independent access which the neighbouring land owners does have access over.

The property benefits from an air source heating system and solar panels which not only provide reduced energy costs, but also an income of approximately £500 per annum.

What3words: decisions.florists.plotted

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source

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

Broadband type: TBC - 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 C

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

Our Ref: JGA/20052024

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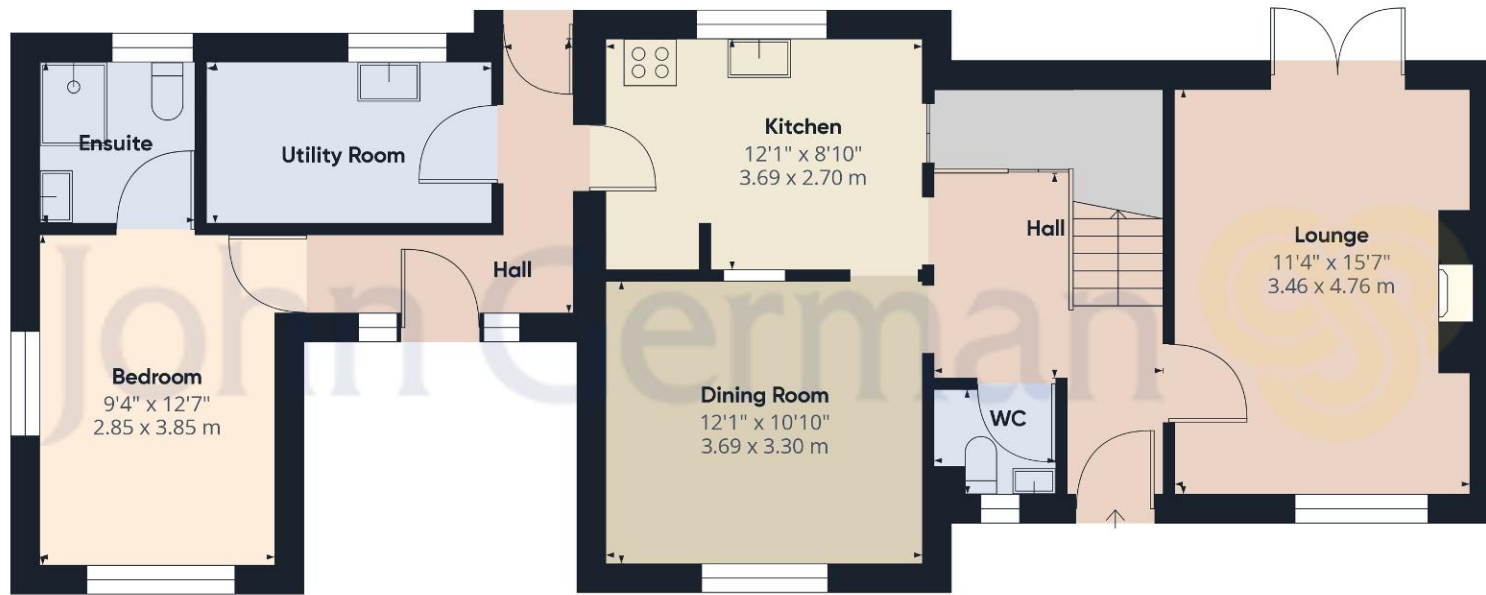










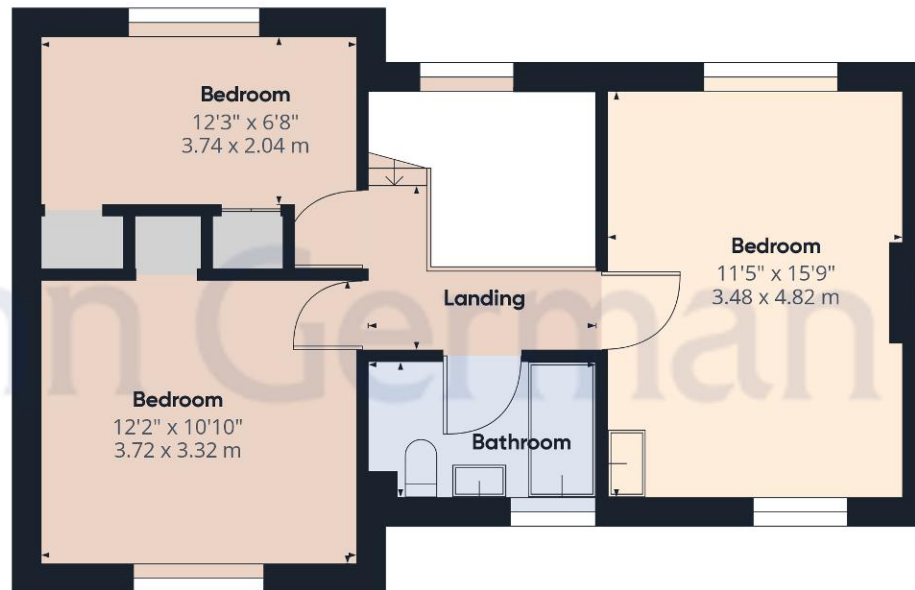


Ground Floor

Approximate total area⁽¹⁾

1353.85 ft²

125.78 m²



Floor 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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