

Hollow Lane

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



Good sized detached family home with extended ground floor accommodation in need of comprehensive cosmetic improvement, situated on a popular road within this sought after village.

£300,000

John German

Looking for a bit of a project providing scope to make the place your own? Then viewing of this well proportioned detached home is essential to appreciate its size and layout, potential and its exact position. Benefitting from a single storey rear extension which expands the living space having patio doors opening to the westerly facing rear garden. Further potential to remodel and extend is available, subject to obtaining the necessary planning permissions and consents.

Situated in this sought after village within walking distance to its amenities which include a first school and convenience shop plus walks through surrounding countryside. The towns of Uttoxeter, Burton on Trent and Ashbourne plus the cathedral city of Lichfield are all within easy commutable distance. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy porch, in need of some repair, has a uPVC part obscure double glazed entrance door opening to the hall where stairs rise to the first floor with a cupboard below and doors lead to the extended ground floor accommodation and to the downstairs WC.

To the front is the dining room which could be used as an additional sitting room if preferred, having a wide window providing light. A door leads to the extended living room providing ample space for a dining suite as well as soft seating if required, having a wide rear facing window and sliding patio doors providing an abundance of natural light and access to the patio.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the patio and garden, a fitted electric hob with a stainless steel extractor hood over and recently replaced double electric oven under, an integrated fridge freezer plus plumbing for both a washing machine and dishwasher. Additionally there is a part obscure double glazed door to garden and doors to both the hall and living room.

To the first floor the landing has a built in airing cupboard housing the hot water cylinder plus a further storage cupboard and access to the loft. Doors lead to the four good sized bedrooms, three of which can easily accommodate a double bed with two having built in wardrobes.

The family bathroom has a white suite incorporating a panelled bath with an electric shower over and tiled splash backs.

Outside - To the rear a paved patio leads to the enclosed westerly facing garden that is laid to lawn and provides a blank canvas to landscape and plant as you wish. Gated access leads to the front which also has a garden laid to lawn and the potential to extend the tarmac driveway that would provide additional parking. The garage has an up and over and door and power.

what3words: hiker.engine.treaty

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

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

Broadband type: Fibre

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

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

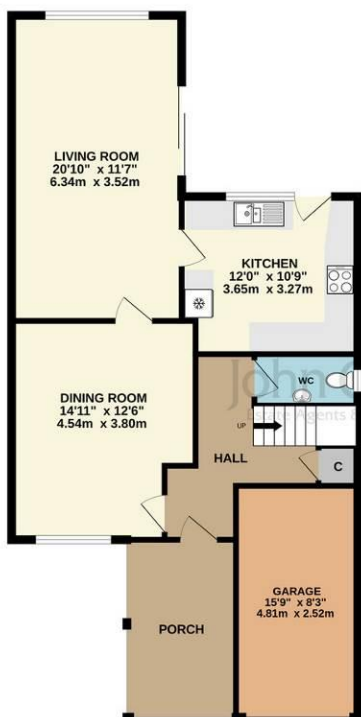
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/28082024

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GROUND FLOOR



1ST FLOOR







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 38 F | |
| 1-20 | G | | |



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