

# Stubby Lane

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

John  
German







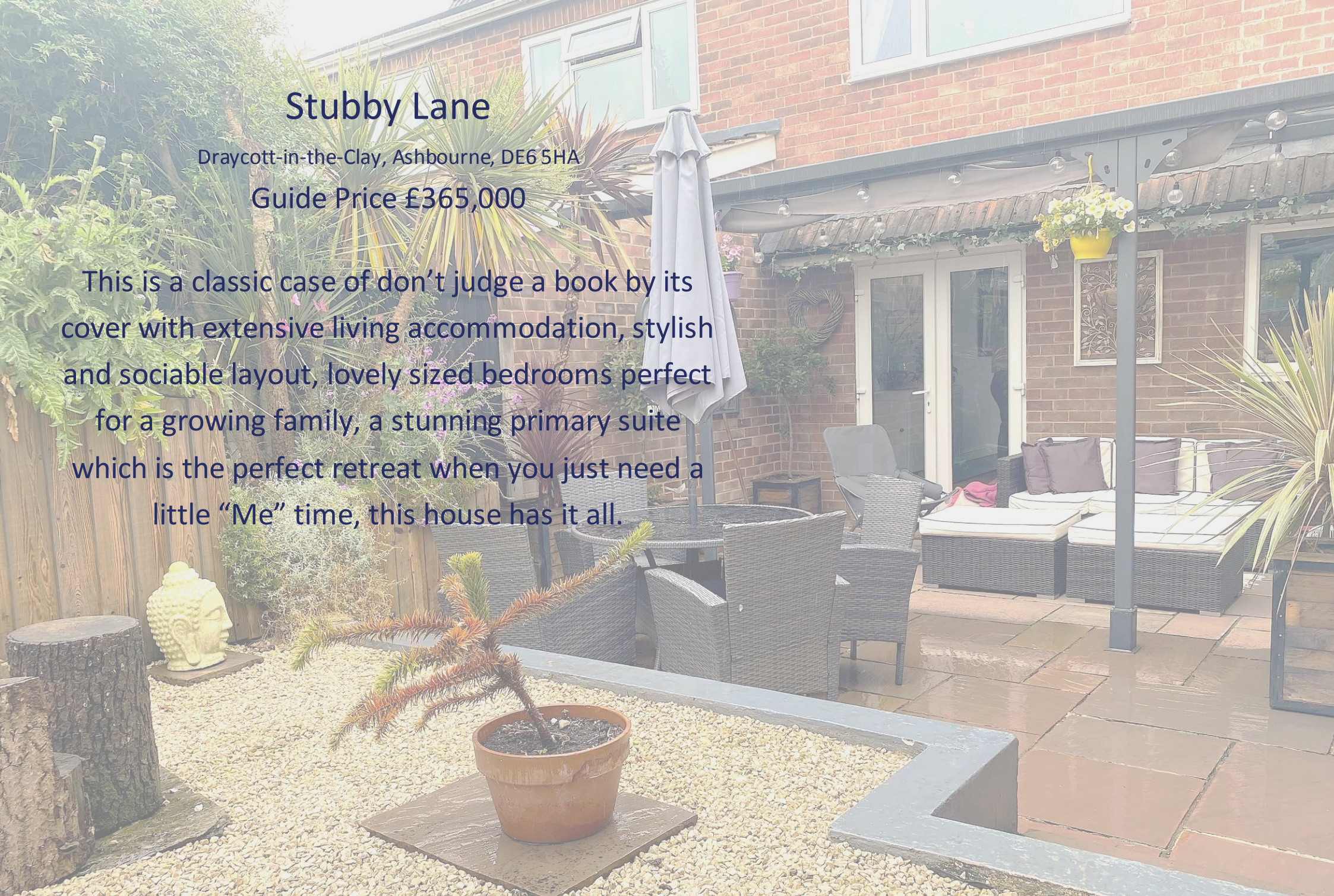


# Stubby Lane

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

Guide Price £365,000

This is a classic case of don't judge a book by its cover with extensive living accommodation, stylish and sociable layout, lovely sized bedrooms perfect for a growing family, a stunning primary suite which is the perfect retreat when you just need a little "Me" time, this house has it all.





Entrance to the property is via a spacious entrance hall with a quarter turn staircase leading to the first floor and a stylish guest WC fitted with a concealed flush WC and vanity washbasin with storage beneath.

Moving through into the main living area starting with a generous dining room which is fully open plan to the kitchen and with French doors that connect both with the garden. The dining room also has a large picture window overlooking the front elevation and a feature exposed brick chimney breast with an inset multi-fuel stove.

The kitchen is fitted with a range of sleek high gloss modern base and eye level units with roll edge wood effect worksurfaces, inset one and a half bowl sink unit with mixer tap, built-in oven and halogen hob with extractor hood over, leaving spaces for a dishwasher and fridge freezer.

Off the kitchen is a spacious utility room fitted with contrasting modern base and eye level units with roll edge wood effect worksurfaces, inset stainless steel sink unit, space for a washing machine and additional fridge freezer, courtesy door into the garage.

The lovely cosy living room has a magnificent inglenook fire place with display niches and an inset log burning stove, French doors lead out to the garden and there is a door through to an additional reception room currently used as a home gym but could be used as a playroom or additional ground floor bedroom.

On the first floor a central landing has built in storage and leads off to the four bedrooms and the family bathroom.

The principal bedroom is a lovely size with sloping ceilings and a Velux skylight leading on to what is currently used as a private sitting room/home office but would make a great dressing room with French doors opening out onto the rear deck which can be accessed directly from the first floor. The bedroom also has an en-suite which comprises, fully tiled shower enclosure, pedestal washbasin, low flush WC and fitted storage.

The second bedroom has mirror fronted wardrobes set either side of the entrance to the room which has room for double bed and a dormer window with views to the front.

Bedroom three is also a large double room this time with views to the rear and bedroom four is a good sized single room currently used as a dressing room.

The main bathroom is fitted with a full four piece suite comprising low flush WC, vanity washbasin with storage beneath, double ended bath and a fully tiled separate shower cubicle.

Outside the property is set well back from the road behind a well kept boundary hedge with an extensive tarmacked driveway providing extensive off road parking for several vehicles as well as access to the integral garage.

The rear garden has been beautifully landscaped to make the most of the rising levels starting with a gorgeous, covered seating area adjacent to the rear of the house which makes a wonderful outdoor entertaining space leading on to a second stunning seating area with decking and lush planting. Steps lead up to the upper patio which sits at first floor level with direct access from main bedroom and a second smaller run of steps leads on to a spacious lawn which backs directly onto fields at the rear. This is a great space for kids or to host summer parties with a vegetable garden to the side and a timber garden shed.

**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 **Parking:** Driveway & garage **Electricity supply:** Standard

**Water supply:** Mains **Sewerage:** Mains **Heating:** Oil (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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09062025

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1701 ft<sup>2</sup>

157.9 m<sup>2</sup>

**Reduced headroom**

79 ft<sup>2</sup>

7.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## 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 and 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

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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