

Cedar View

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

John German



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Cedar View

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

£700,000

An impressive executive style detached family residence located in this ever popular village with spacious accommodation complemented by a large rear garden with countryside views.

Cedar View is one of two side-by-side highly individually designed detached family homes situated in a delightful location that is within easy access of many Midlands centres such as Lichfield, Uttoxeter, Ashbourne plus East Midlands Airport and the M1. The property is fitted with a state-of-the-art air source heating system which has under floor heating to the ground floor and high-tech radiators upstairs.

The accommodation briefly comprises of an impressive reception hallway coming complete with a stunning vaulted ceiling and an impressive glass and oak balustraded staircase to the first-floor landing. Doors lead off into the guest doakroom, a cosy living room with log burning stove and a handy separate study/home office perfect for those looking to work from home.

One of the main features of this outstanding property is the magnificent open plan living and dining kitchen that has an excellent range of units with contrasting quartz work surfaces with an inset stainless steel sink and drainer. Integrated appliances include a Neff induction hob, Neff double oven, dishwasher and fridge freezer. There is downlighting and bi-folding doors opening onto the rear terrace.

The first floor has a superb principal bedroom with full glazed section and doors opening to a Juliet balcony enjoying lovely views over the rear. It also has a stylishly appointed luxury en suite that has splendid tiling, a double width shower having both conventional and waterfall heads together with a wash basin with integrated drawer beneath and a WC.

There is an equally impressive family bathroom that serves the three further spacious double bedrooms.

The property has landscaping to the front and a large block paved driveway providing ample off-road parking giving access to the integral garage. To the rear is an excellent paved terrace with dwarf wall and steps down to a spacious lawned garden enjoying a particularly pleasant countryside outlook.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump

(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 F

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

Our Ref: JGA/03022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2349.99 ft²

218.32 m²

Reduced headroom

23.45 ft²

2.18 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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