

Hollow Lane

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



Well proportioned and tastefully presented semi detached home occupying a pleasant plot in this popular village, providing easy access to the surrounding towns and road networks.

£245,000

John German 

Whether looking to move up or down the property ladder or for your first home, internal inspection of this lovely property is highly recommended to appreciate its room dimensions and layout, condition and its outside space.

Situated in this popular village within walking distance to the first school and shop plus a further walk to a nearby public house. The towns of Uttoxeter, Burton upon Trent and Ashbourne plus the cathedral city of Lichfield are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A composite part obscure double glazed entrance door opens to the enclosed porch providing space to take off shoes and coats. A part obscure double glazed door leads to the welcoming hall which provides a lovely introduction to the home. Stairs rise to the first floor with a useful understairs cupboard and doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two piece suite.

The generously sized lounge/dining room extends to the full depth of the home having a focal living flame effect electric fire and feature surround plus a wide front facing window and sliding patio doors opening to the rear garden.

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 garden, a fitted electric hob with an extractor over, built in double electric oven under plus an integrated dishwasher and fridge freezer. Doors return to the hall and provide direct access to the patio and garden.

To the first floor the landing has a built in cupboard and doors leading to the three bedrooms, two of which can easily accommodate a double bed and have built in double wardrobes. The third bedroom also benefits from two built in storage cupboards.

Completing the accommodation is the fully tiled family bathroom which has a white modern suite incorporating a panelled bath with a thermostatic mixer shower and glazed screen over.

Outside - A paved patio with gravelled edging offers a lovely seating and entertaining area leading to the garden laid to lawn with borders enclosed to three sides by panelled fencing and access to the brick built shed.

To the front is a garden laid to lawn. A tarmac driveway extending to the side of the property and the carport provide off road parking for several vehicles.

what3words: reclining.likes.swordfish

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 and carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

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

Broadband type:

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

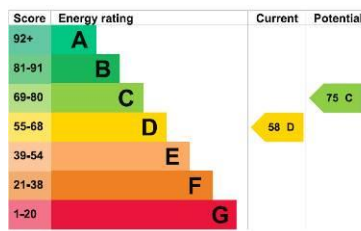
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07102024

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