



**52 Hollow Lane
Draycott In The
Clay
Derbyshire
DE6 5HQ**

Price £425,000

- AMAZING GARDEN
PLOT OF CIRCA 1/3
ACRE
- GREAT VILLAGE
LOCATION
- SPACIOUS
ACCOMMODATION
- LOUNGE
- CONSERVATORY
- SUPERB OPEN PLAN
KITCHEN AND DINING
- FOUR BEDROOMS
- BATHROOM
- VIEWING ESSENTIAL

GENERAL INFORMATION

THE PROPERTY

A recommended inspection of the property and its gardens will reveal an entrance hall with ground floor guest cloakroom, a good size lounge with feature fireplace, a separate formal dining room opening into a conservatory enjoying delightful views over a superb garden, a quality fitted kitchen with granite worktops and island unit which opens into a lovely informal dining area with french doors leading out to the side terrace, and a utility room. To the first floor the property enjoys four well-proportioned bedrooms, three having the benefit of fitted wardrobes and a family bathroom.

Outside is a stunning feature of the property with an extensive, and superbly landscaped private garden enjoying views over the surrounding countryside with extensive formal lawns, paved and decked terraces, further lawn, and kitchen garden area. To the front is ample car standing space and a garage.

SITUATION





The sale provides a very genuine opportunity for a discerning purchaser to acquire this extended family home in this popular village locality with local facilities, fast access to the A38 and A50 linking to major cities of the West Midlands, major motorways of the M6, M42 and M1. Swift access is also available to the towns of Uttoxeter, Burton upon Trent, Ashbourne and the city of Derby.

ACCOMMODATION

Superbly positioned in this much-favoured village is this four-bedroom detached residence, set within a fabulous and extensive garden plot with views over the surrounding countryside.

An open porch leads into a spacious hallway with a guest cloakroom and



stairs off to the first floor. The lounge has a bay window that looks out to the front aspect, a feature marble fire surround and hearth with living flame gas fire inset. A formal dining room off the kitchen has a wide opening through to the conservatory with french doors leading out onto the terrace with bridge over the brook leading onto the formal lawns. Just a perfect setting for evening drinks. The superbly appointed dining kitchen has a good range of base cupboards, matching wall mounted cabinets and an island unit. Granite worktops incorporate twin sinks. There is space for a Range cooker and integrated dishwasher and microwave. The dining area has a matching dresser unit with illuminated display cabinets, Velux windows and french doors leading out to the side decked terrace



area. A lovely space for informal suppers or for use as a family area. Off the kitchen is a utility area with a door out to the rear terrace, matching base and wall mounted cupboards, worktops are inset with a stainless-steel sink and integrated appliances include a washing machine and fridge/freezer.

The stairs rise to the first-floor landing with a window to the side aspect, loft access point and airing cupboard. Off the landing are four good size bedrooms. The master bedroom is a most spacious size and fitted with a comprehensive range of wardrobes, drawers, and vanity unit. The guest bedroom and bedroom three both have built-in wardrobes and drawer units with views out of the windows to enjoy the garden and countryside beyond. There



is a further bedroom to the front and a fitted family bathroom that is equipped with a bath having period style mixer taps and shower attachment over, and a vanity unit incorporating the wash hand basin and w.c.

GROUND FLOOR

ENTRANCE HALL

1.67 x 3.96 (5'6" x 13'0")

GUEST CLOAKROOM

0.89 x 2.18 (2'11" x 7'2")

LOUNGE

3.64 x 5.29 (excluding bay) (11'11" x 17'4" (excluding bay))

DINING ROOM

3.06 x 3.38 (10'0" x 11'1")

CONSERVATORY

2.96 x 3.88 (9'9" x 12'9")

KITCHEN AREA

4.51 x 3.26 (14'10" x 10'8")

DINING AREA

2.87 x 3.32 (9'5" x 10'11")

UTILITY ROOM

2.33 x 2.52 (7'8" x 8'3")

FIRST FLOOR

LANDING

BEDROOM ONE

3.10 x 4.54 (to wardrobe door fronts) (10'2" x 14'11" (to wardrobe door fronts))

BEDROOM TWO

3.06 x 3.64 (10'0" x 11'11")

BEDROOM THREE

2.35 x 3.28 (7'9" x 10'9")

BEDROOM FOUR

3.28 x 2.41 (10'9" x 7'11")

FAMILY BATHROOM

2.31 x 2.11 (7'7" x 6'11")

GARDENS & GROUNDS

Without a doubt the gardens and grounds are a stunning feature of the property. Situated at the end of the cul de sac the front driveway provides ample parking and leads to the garage and a side gate gives access to the rear garden. The front garden is filled with herbaceous planting.

The rear garden is stunning. A paved patio leads to a further side decked terrace offering ample space to entertain and to enjoy the views over the garden. Steps lead down to the formal lawn or a walk over the timber bridge passing over the brook that runs across the garden also give access to the same area with the sweeping lawns having borders filled with flowers and shrubs. A lovely, framed hedge draws you to the further garden beyond. A timber open fence with gate leads through to further a meadow area with a kitchen garden. This garden is just fabulous and must be seen to be fully appreciated!

TENURE



Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band E

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW July 2021)/A

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

[/find-your-normal-area-school.aspx](#)

<http://www.derbyshire.gov.uk/>

CURRENT UTILITY SUPPLIERS

Electric - Eon

Oil

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier - Plusnet

Satellite - Sky

Telephone - BT

CONSTRUCTION

Standard Brick Construction

Standard Brick Construction with Dormer Cladded

Non Standard Constuction

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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