



5 Bed House - Detached

6 Chestnut Close, Draycott-In-The-Clay, Ashbourne DE6 5RB

Price £699,950 Freehold



5



2



4



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful New Build Home
- Two Reception Rooms
- Living Kitchen/Dining Room
- Five Double Bedrooms
- Four Bathrooms
- Landscaped Garden
- Large Driveway & Double Garage
- Ten Year Warranty
- High Speed Fibre
- Part Exchange Considered

PLOT 6 – Brand new five bedroom, four bathroom detached executive home with double garage located in a private development. Constructed to the highest quality, these homes have been designed for contemporary spacious living. A stunning development of 8 beautiful homes set in the Staffordshire village of Draycott-In-The-Clay.

Ashbourne 13 miles, Derby 16 miles, Nottingham 32 miles, Birmingham 33 miles

The Location

Draycott in the Clay gives easy access to local amenities including schooling, shops and pleasant walks in the surrounding open countryside. The property is a short drive away from the quaint village of Marchington and also the A50 which provides swift onward travel to other regional centres and the main motorway networks. Nearby places of interest include the impressive Sudbury Hall.

Ground Floor

Entrance Hall

With staircase leading to the first floor.

Cloakroom

Lounge

17'1" x 12'5" (5.23 x 3.80)



Family Room/Study

12'5" x 10'7" (3.79 x 3.23)



Living Kitchen/Dining Room

35'9" x 12'6" (10.90 x 3.82)



Utility Room

8'6" x 5'10" (2.60 x 1.78)

First Floor

Landing

Double Bedroom One

22'6" x 12'6" (6.87 x 3.83)

Dressing Room

12'4" x 6'7" (3.78 x 2.02)

En-Suite

12'9" x 5'1" (3.91 x 1.57)

Double Bedroom Two

17'2" x 12'5" (5.24 x 3.79)

Double Bedroom Three

12'4" x 9'5" (3.77 x 2.88)

Family Bathroom

12'4" x 7'0" (3.77 x 2.15)

Second Floor

Landing

Double Bedroom Four

17'6" x 13'7" (5.34 x 4.16)

En-Suite Two

13'1" x 6'11" (4.01 x 2.12)

Double Bedroom Five

17'6" x 13'8" (5.34 x 4.17)

En-Suite Three

13'2" x 6'10" (4.02 x 2.10)

Garden

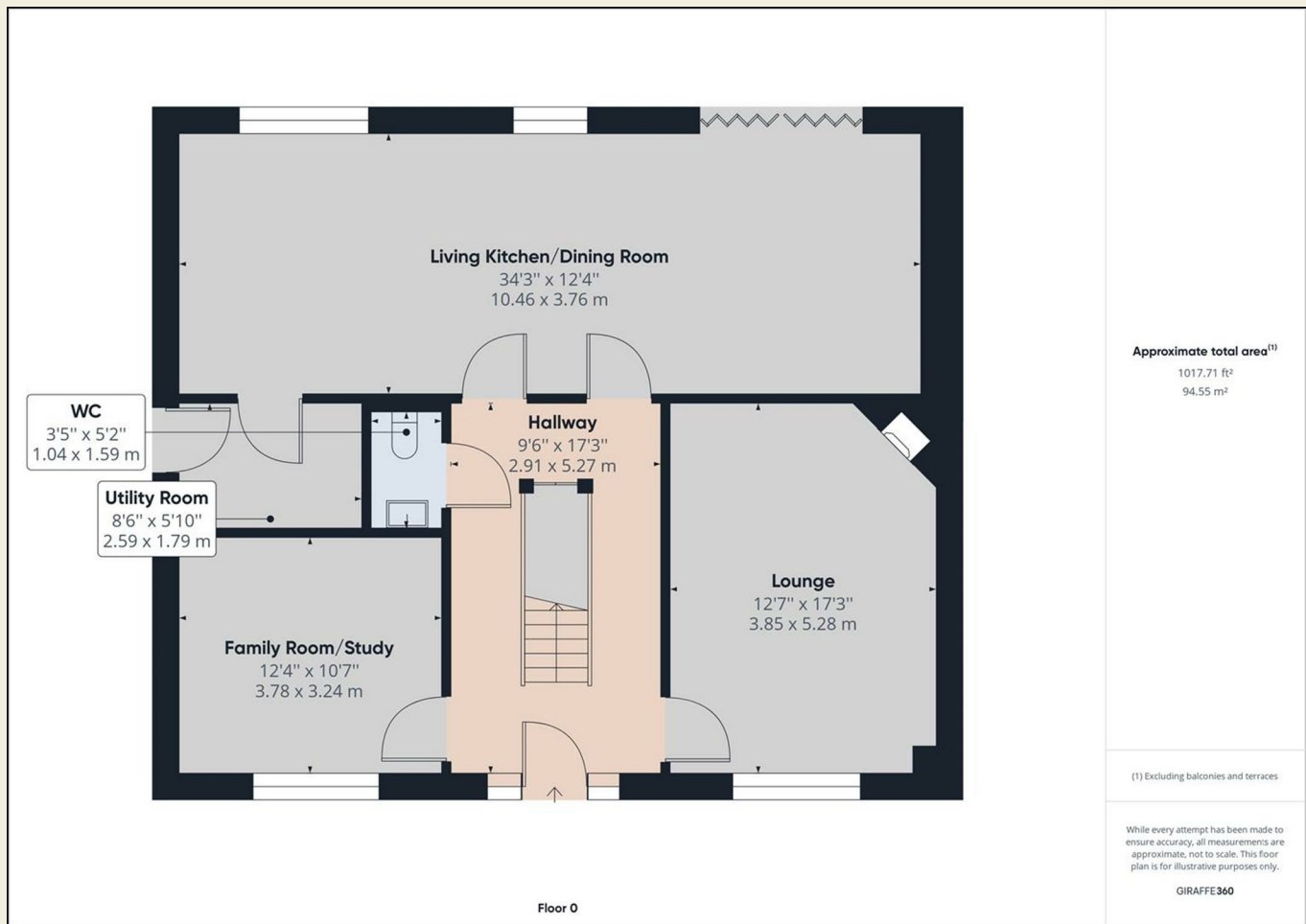
Enclosed garden with lawn and patio.

Double Width Driveway

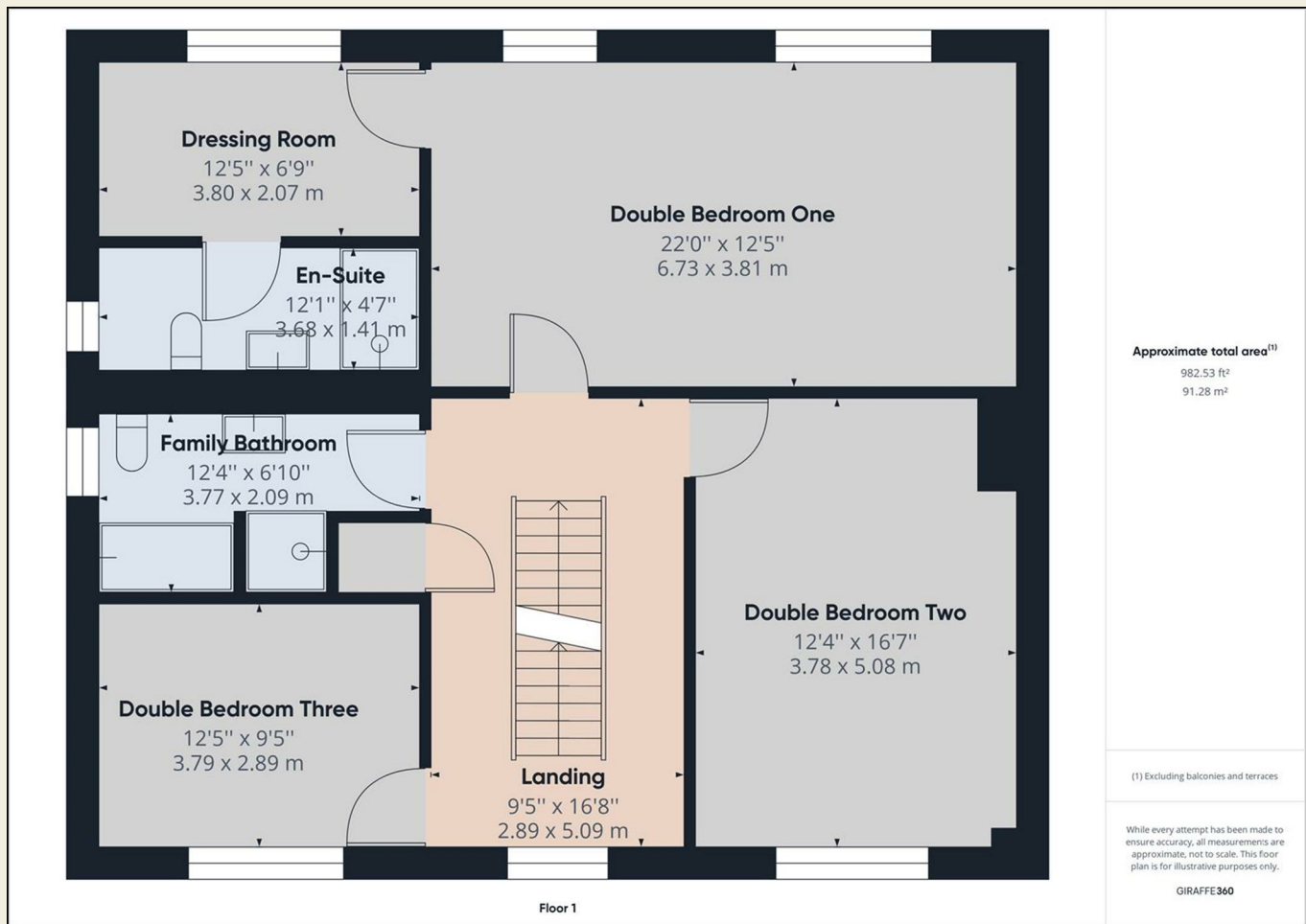
A double width block paved driveway provides car standing spaces for several cars.

Attached Brick Double Garage

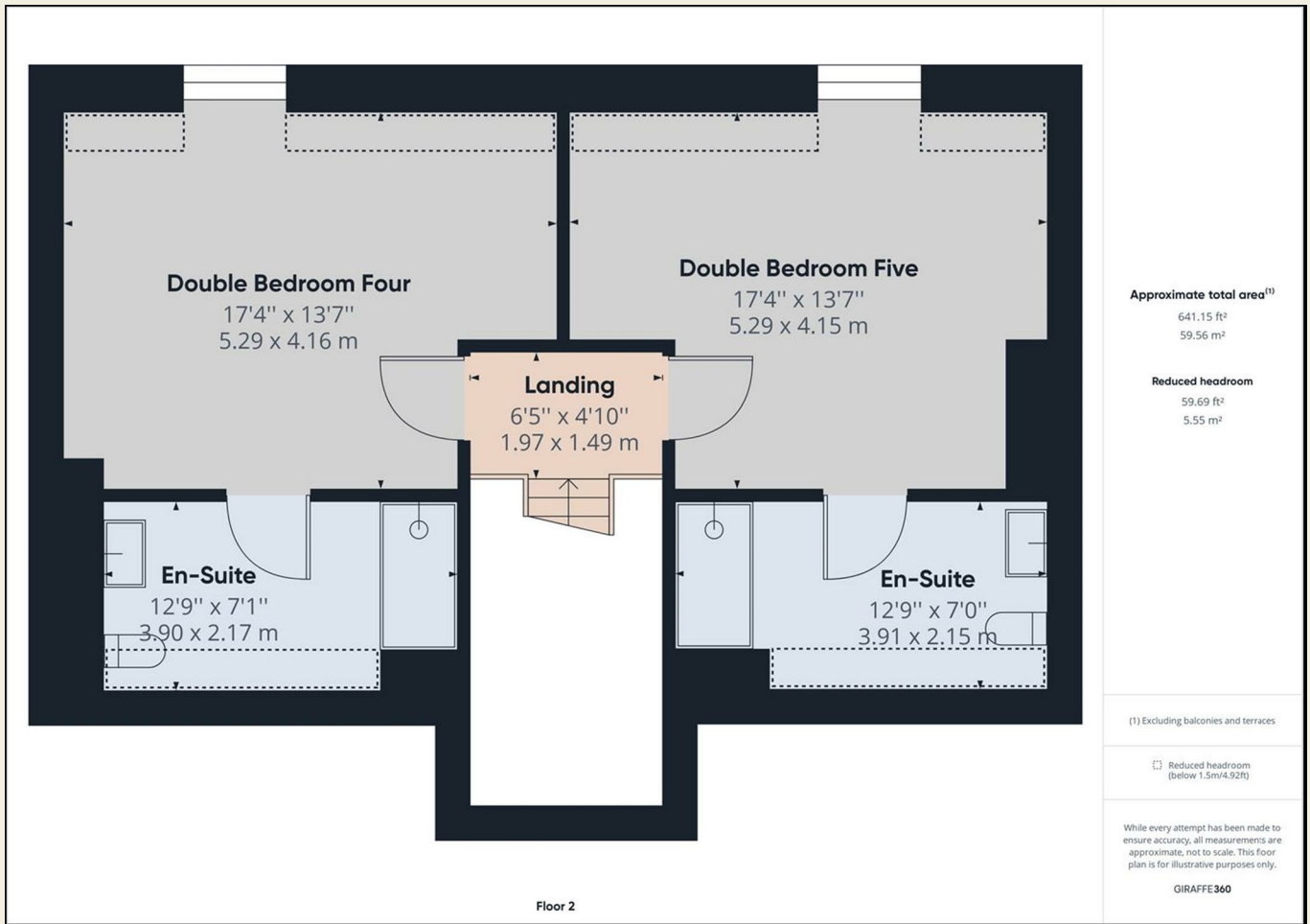
19'11" x 19'6" (6.08 x 5.96)



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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