



5 Bed House - Detached

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

Price £629,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

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

PLOT 4 - Brand new five bedroom, three 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

16'11" x 11'6" (5.17 x 3.51)



Family Room/Study

10'9" x 10'7" (3.28 x 3.24)



Living Kitchen/Dining Room

30'2" x 12'4" (9.20 x 3.77)



Utility Room

7'1" x 5'5" (2.17 x 1.67)

First Floor

Landing

Double Bedroom One

18'5" x 12'4" (5.62 x 3.78)

Dressing Room

10'9" x 6'6" (3.30 x 1.99)

En-Suite

10'9" x 4'3" (3.30 x 1.32)



Double Bedroom Two

17'1" x 11'5" (5.21 x 3.50)

Double Bedroom Three

10'10" x 9'11" (3.31 x 3.03)

Family Bathroom

10'9" x 6'3" (3.29 x 1.93)



Second Floor

Landing

Double Bedroom Four

17'8" x 12'11" (5.40 x 3.94)

En-Suite Two

13'5" x 7'3" (4.10 x 2.21)



Double Bedroom Five

21'5" x 11'6" (6.54 x 3.52)

Garden

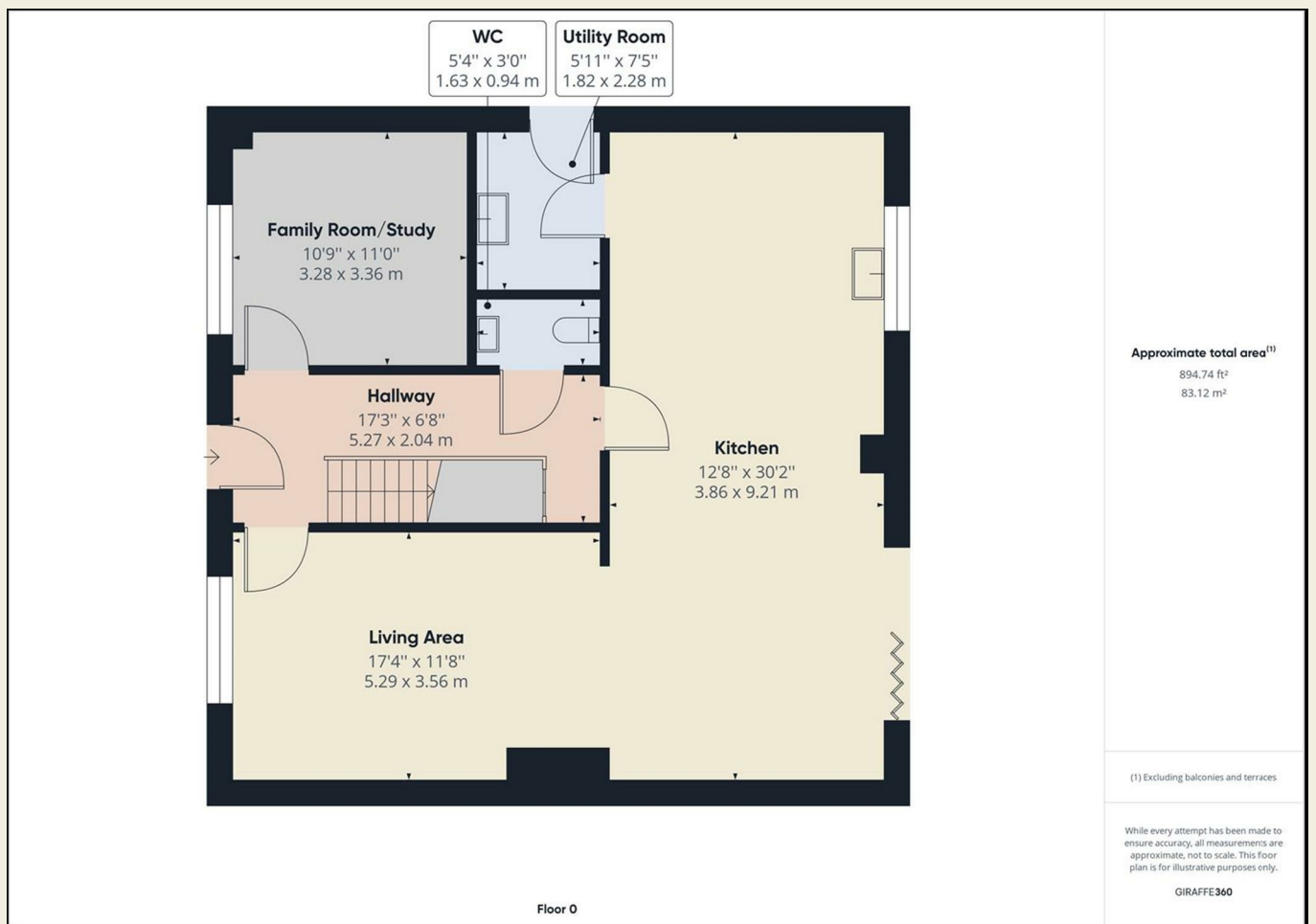
Enclosed garden with lawn and patio.

Double Width Driveway

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

Double Brick Detached Garage

19'5" x 19'2" (5.93 x 5.86)



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. Fletcher & Company 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.



Floor 1

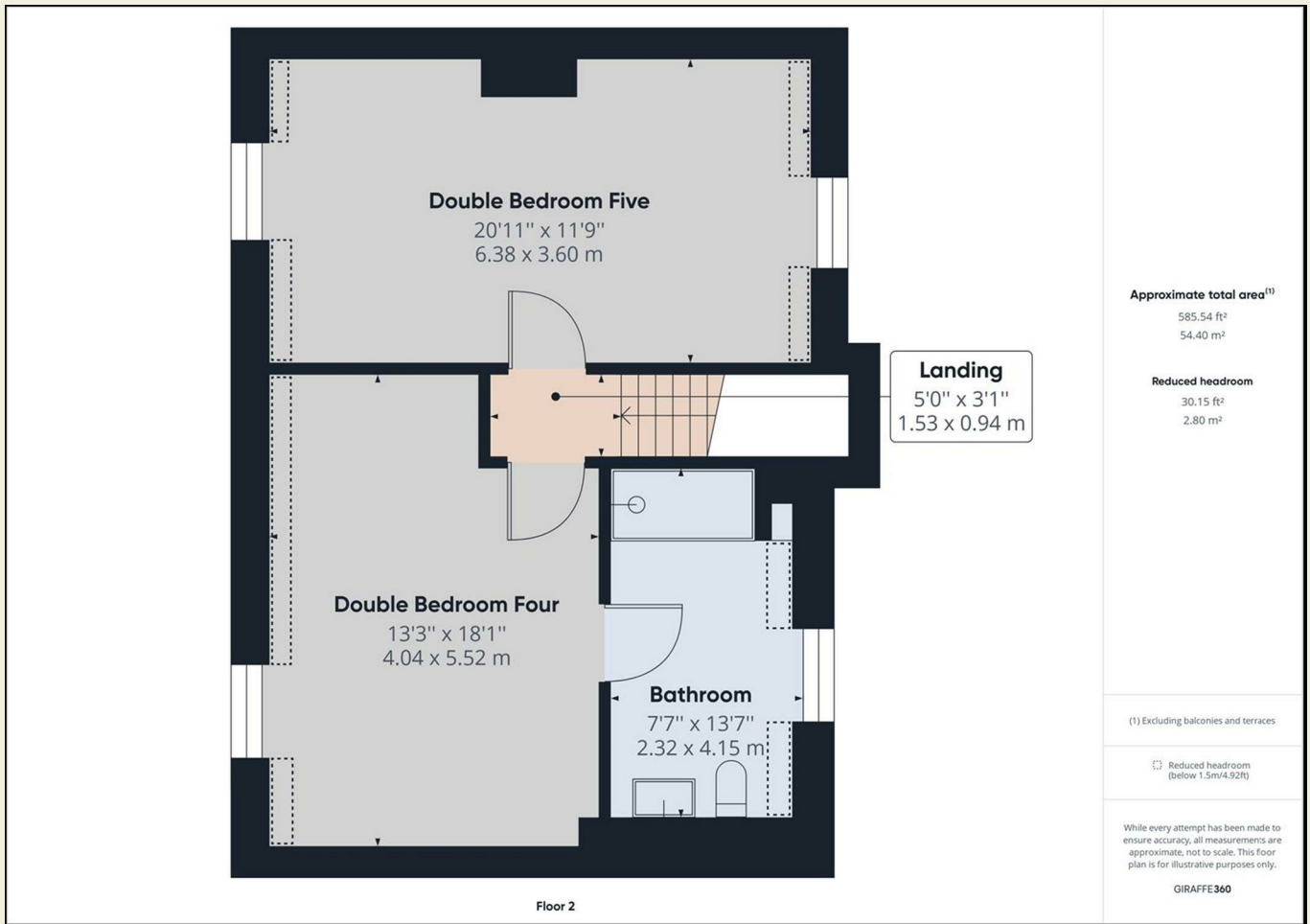
Approximate total area⁽¹⁾
 861.19 ft²
 80.01 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

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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> | | |
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