



## 5 Bed House - Detached

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

Price £629,950 Freehold



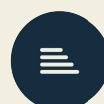
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**Fletcher  
& Company**

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

PLOT 3 - 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.

#### The Accommodation

##### 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)



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## Double Bedroom Five

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

## Garden

Enclosed garden with lawn and patio.

## Driveway

A block paved driveway provides car standing spaces for three cars.

## Good Sized Brick Detached Garage

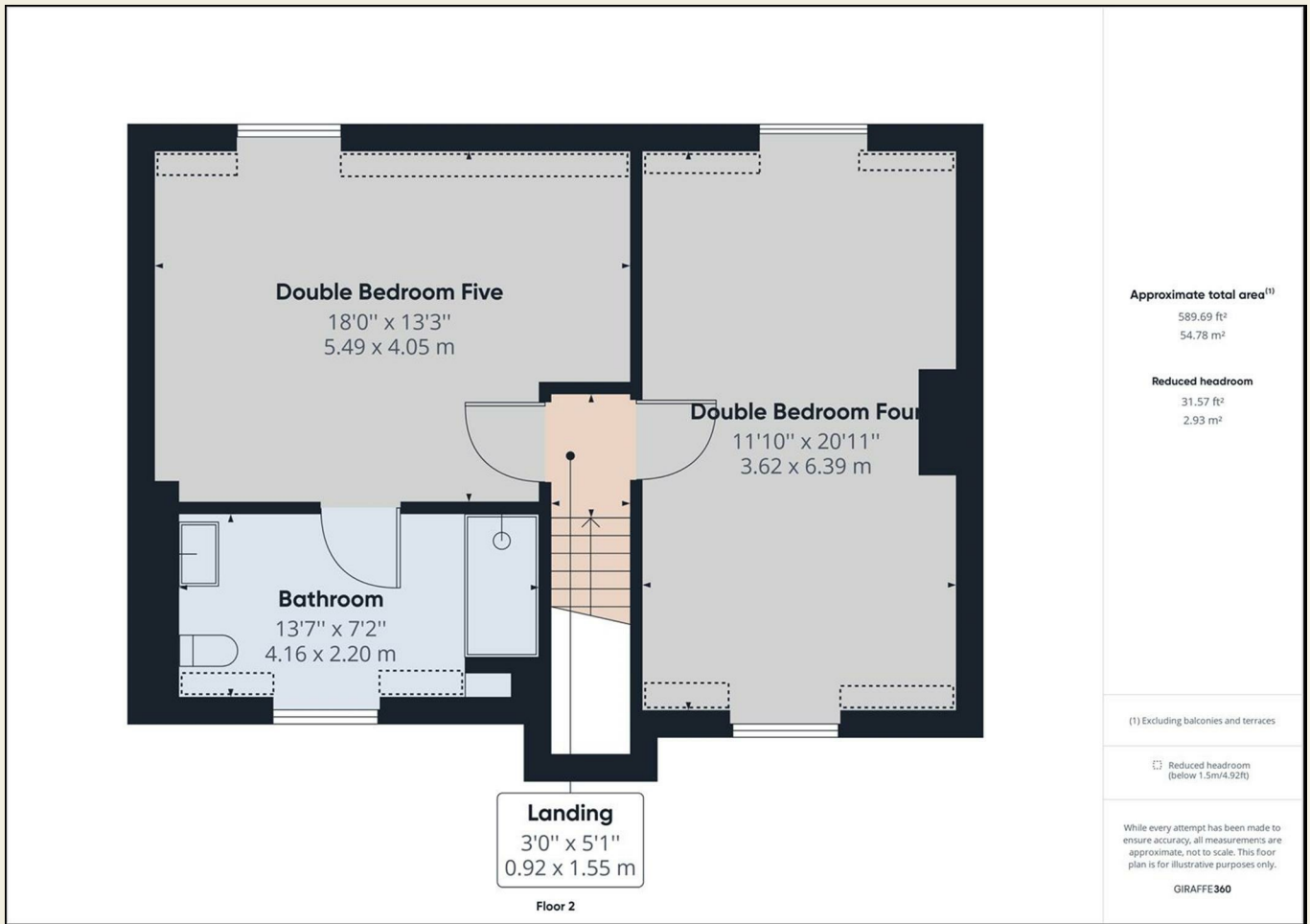
19'4" x 14'6" (5.91 x 4.42)



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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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