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SALES & LETTINGS

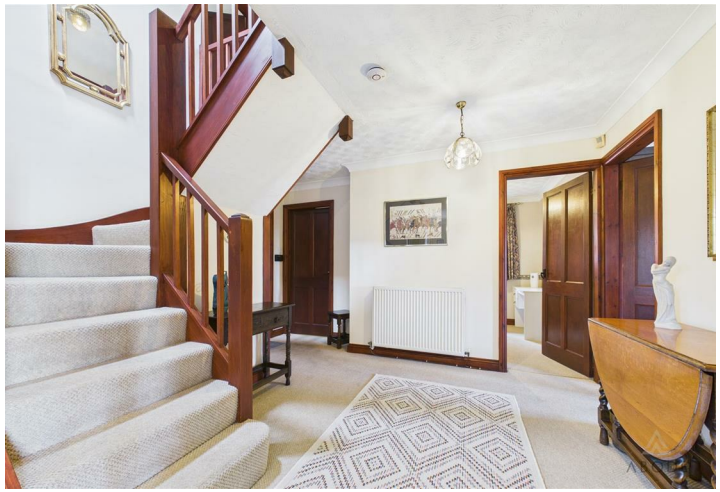
Stubby Lane, Draycott-In-The-Clay, DE6 5HA

Asking Price £490,000



https://www.abodemidlands.co.uk







This impressive bespoke detached family home is situated in a highly regarded residential location within the village of Draycott in the Clay. Occupying a generous plot with fabulous open countryside views to the rear, this individual property offers sizeable proportions and high-quality construction. While the home is in need of some cosmetic upgrading and improvement, it represents an outstanding opportunity to create a premier residence tailored to a buyer's specific tastes.

The ground floor opens with a magnificent entrance hall leading to a versatile arrangement of living spaces. This includes a through-sitting room featuring a dressed brick chimney breast with an inset multi-fuel burner, a separate formal dining room, and a flexible study which could easily serve as a fifth bedroom. The heart of the home is the open-plan breakfast kitchen, fully equipped with integrated AEG appliances, which flows seamlessly into a bright conservatory with garden access. A guest cloakroom and internal access to the double garage complete the lower level.

Upstairs, a large and airy landing leads to four well-proportioned double bedrooms, most of which benefit from built-in wardrobes. The expansive master suite features its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring both a panelled bath and a separate quadrant shower.

The exterior is equally impressive, featuring a sweeping block-paved driveway that provides extensive parking and leads to an attached double garage with twin electric roller doors. The rear of the property boasts a completely walled, landscaped garden that backs directly onto open fields, offering a private and picturesque backdrop for outdoor entertaining on the large patio and lawned areas.

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Hallway
Accessed via a uPVC double-glazed front door with matching side windows to the front elevation, this welcoming hallway features a central heating radiator, a useful under-stairs storage cupboard, and a staircase rising to the first-floor landing. Internal doors lead to:

Cloakroom/W.C.
Fitted with a low-level WC and wash hand basin with mixer tap and tiled splashback. A uPVC double-glazed frosted window to the side elevation provides natural light. Also housing the main alarm control unit and a central heating radiator.

Lounge
A bright and spacious dual-aspect reception room with a uPVC double-glazed window to the front and sliding patio doors opening onto the rear garden. Features include a central heating radiator and an attractive open log-burning fireplace with tiled hearth and exposed brick backdrop, creating a charming focal point.

Dining Room
A versatile space ideal for formal dining, though equally suited as a playroom, additional reception room, or home office. Includes a uPVC double-glazed window to the rear elevation and a central heating radiator.

Study
A useful home office space with a uPVC double-glazed window to the side elevation and a central heating radiator.



Kitchen
Well-appointed with a range of matching base and eye-level units, drawers, and wood-effect work surfaces with complementary tiling. Features include a composite sink with drainer, electric hob with oven and grill, and space for appliances including a fridge, freezer, washing machine and dishwasher. Two rear-facing windows provide ample natural light. A timber glazed door leads to:









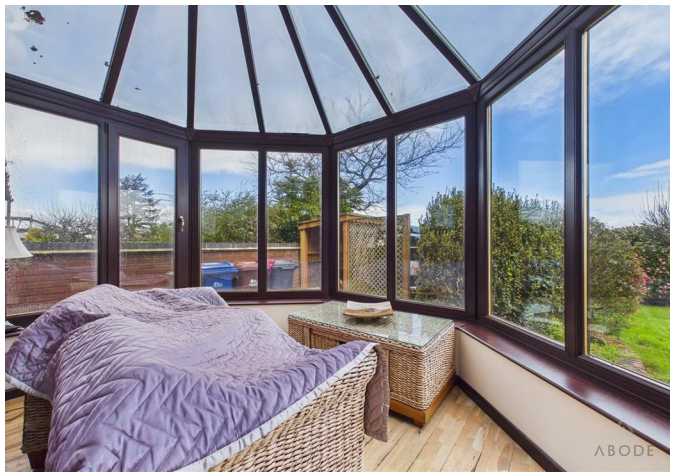












Conservatory
A lovely addition to the home, with uPVC double-glazed windows to the rear and side elevations and an external door opening to the garden. Finished with timber flooring and an electric radiator, offering a pleasant space to enjoy garden views year-round.

Double Garage
Equipped with two electric up-and-over doors, an oil-fired central heating boiler, power supply, water tap, and a timber side access door.

Landing
With a uPVC double-glazed window to the front and a Velux window to the side, the landing is light and airy. Includes two radiators, a smoke alarm, loft access, and a built-in airing cupboard housing the hot water tank with shelving. Doors lead to:

Bedroom One
A spacious principal bedroom with a uPVC double-glazed window to the front elevation, central heating radiator, and an extensive range of fitted wardrobes and dressing table. Access to:

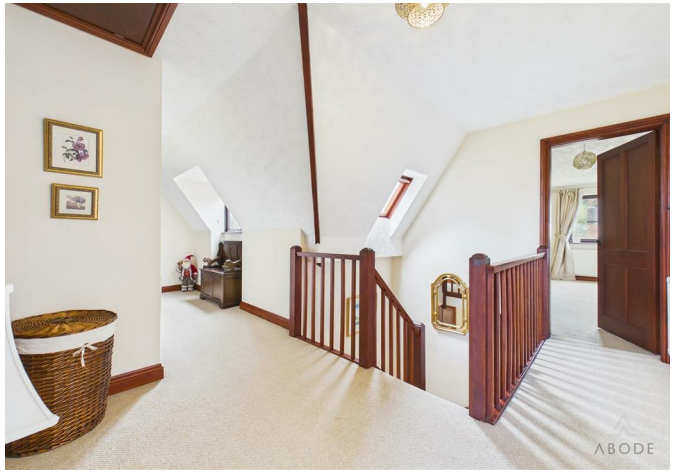
En-suite
A modern three-piece suite comprising a shower cubicle, low-level WC, and wash hand basin with mixer tap. Finished with tiled walls, a chrome heated towel radiator, and a double-glazed window.

Bedroom Two
A generously sized room with a uPVC double-glazed window to the rear, enjoying far-reaching views over open fields. Includes a central heating radiator.

Bedroom Three
With a rear-facing uPVC double-glazed window, central heating radiator, and fitted wardrobes with sliding mirrored doors, offering ample storage.

Bedroom Four
A dual-aspect room with windows to both front and rear elevations, two radiators, and fitted mirrored wardrobes with shelving and hanging space.

Family Bathroom
Fitted with a four-piece suite including a bath with mixer tap, corner shower cubicle, low-level WC, and wash hand basin. Complemented by tiled walls, a chrome heated towel radiator, recessed ceiling spotlights, extractor fan, and a frosted uPVC double-glazed window to the side.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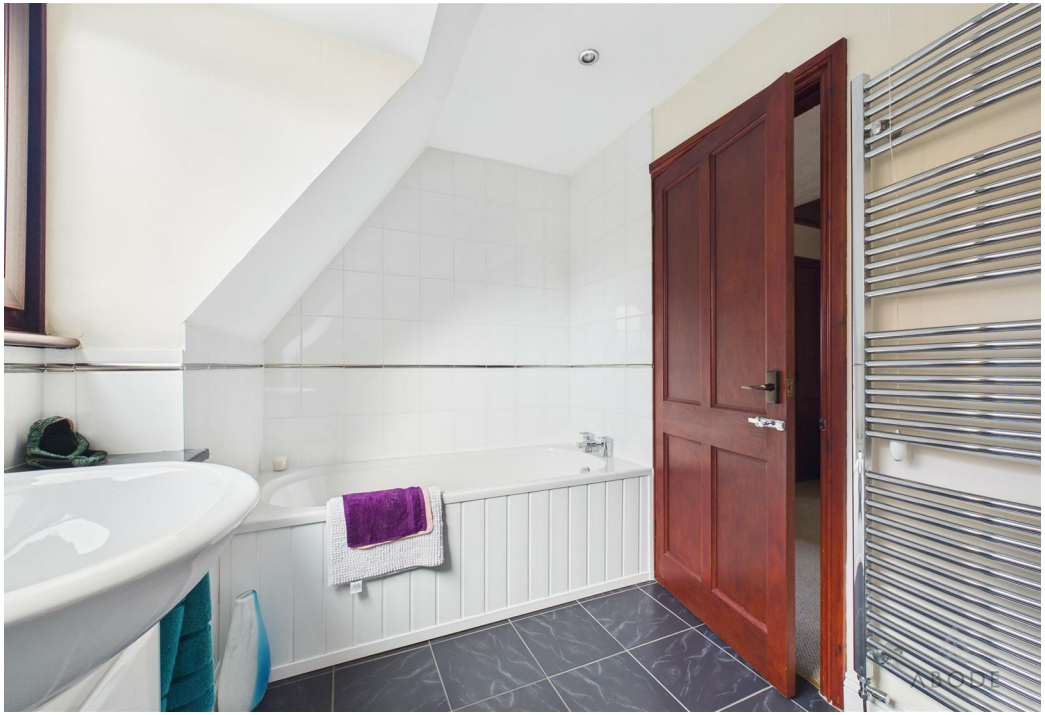
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Floor 0



Floor 1

W N S E

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Approximate total area(1)

194 m²

2089 ft²

Reduced headroom

5.6 m²

60 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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