

# Swan Road

Draycott-in-the-clay, Ashbourne, DE6 5GW

John  
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£425,000

John German is delighted to offer this impressive, detached family home in the charming village of Draycott in the Clay. With stunning field views to the front and spacious living accommodation, it's a perfect opportunity for families seeking a home in this desirable village.

The property is located in the charming village of Draycott in the Clay, a peaceful rural community offering a blend of countryside living with convenient amenities. The village features a traditional pub, a primary school, and a village hall hosting local events. For everyday essentials, there is a post office and local convenience stores nearby. Families benefit from excellent schooling options, with St. Augustine's CE Primary School in the village and Thomas Alleyne's High School in Uttoxeter serving older students. Nearby, the market town of Uttoxeter provides an extensive range of shops, supermarkets, restaurants, and leisure facilities, including a cinema and the famous Uttoxeter Racecourse.

Set well back from the road behind an expansive block paved driveway, the home enjoys off road parking for multiple vehicles. The driveway leads down to the garage, which is accessed via electric roller door to the front. The garage has power and lighting throughout.

The home opens into a great size hallway, which gives access to the main living areas of the home and stairs leading to the first floor. The downstairs w/c is also located off the hallway. To the left of the hallway, the property has a study, which is very versatile in its use and alternatively could be used as a playroom, separate living room etc. One of the real showstoppers of Swan Road is the beautiful open plan lounge / diner across the rear of the home. This space was previously two separate rooms, the sellers have created a brilliant living room to entertain with a log burner heating up the room nicely. Off the living room, you will find the conservatory, which is again, another versatile space. The conservatory has an external door leading to the garden. To finish the ground floor accommodation, the property has a fitted kitchen which includes matching wall and base units, stainless steel sink and drainer, Falcon dual range cooker with cooker hood above, two integrated fridges, tiled flooring and external door leading to the driveway. The utility room is conveniently located off the kitchen and offers space for tumble dryer, plumbing for washing machine and stainless steel sink and drainer.

To the first floor, this property boasts generous accommodation, with all four bedrooms being big enough to fit a double bed and ample bedroom furniture. The pick of the four bedrooms is the master bedroom, with built in double wardrobes and access to its own en suite. The en suite has a shower enclosure, w/c, bidet and wash hand basin. The bedrooms at the front of the property also enjoy wonderful field views, of neighbouring fields. The other three bedrooms then share a family bathroom. The family bathroom has a bath with shower over, wash hand basin and w/c.

The sellers have landscaped the garden over their time in the property and have created a beautiful space to relax and entertain. Having a block paved area for outdoor furniture, a pond big enough to home several koi carp and a further lawned area with planted sleeper bed borders to the side and the rear. When you're in the garden, you get a real sense of privacy, with wooden fencing to the perimeter and not being particularly overlooked to the rear.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to the suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

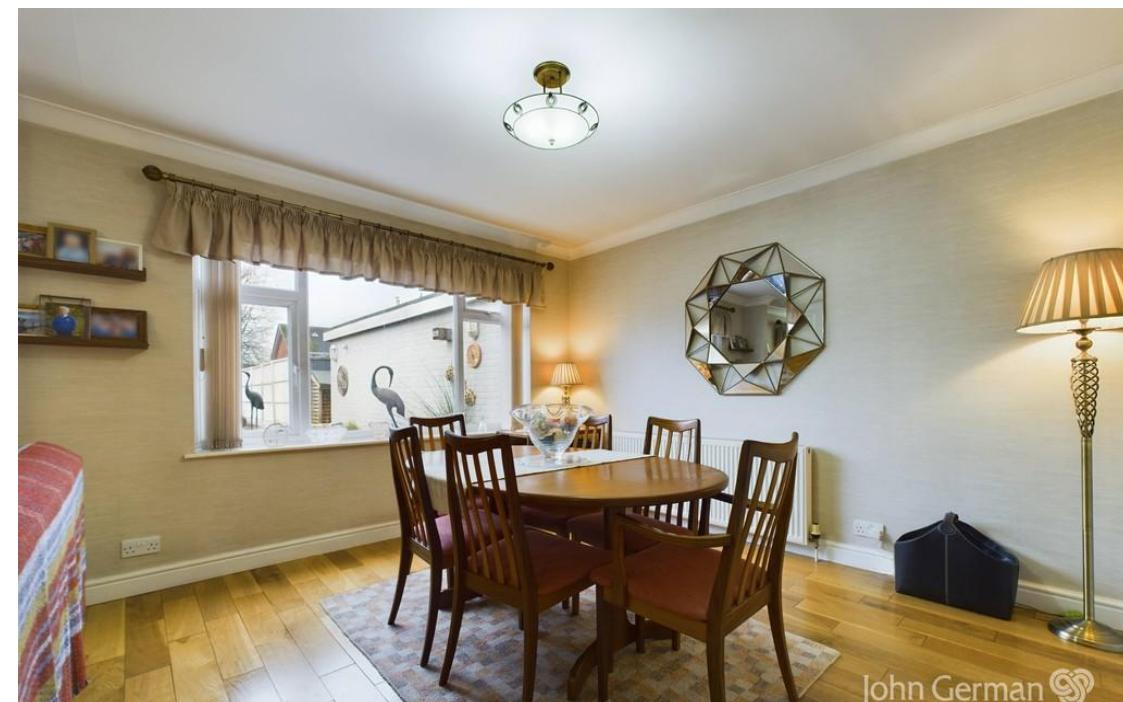
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA17022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Approximate total area<sup>(1)</sup>

1960.62 ft<sup>2</sup>

182.15 m<sup>2</sup>



(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.

Calculations are based on RICS IPMS 3C standard.

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#### Agents' Notes

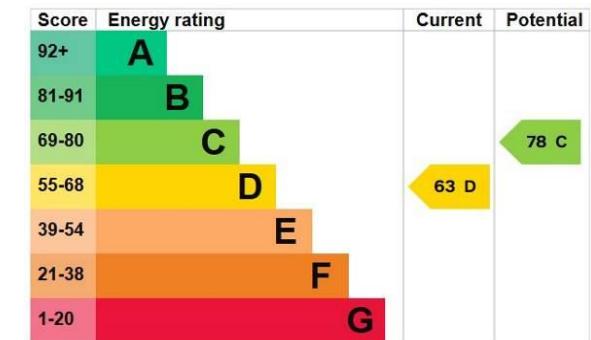
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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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#### John German

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