



Stubby Lane, Draycott in the Clay,  
Derby



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Guide price £550,000

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## Key Features

- Impressive Bespoke Detached Home
- Highly Regarded Residential Location
- Fabulous Open Countryside Views To Rear
- Upvc Double Glazing & Oil Fired Central Heating
- High Quality Construction
- In Need Of Some Up-Grading & Improvement
- EPC rating E
- Freehold





Newton Fallowell is pleased to offer for sale this individual detached family home which occupies a village position and has the advantage of fabulous views over open countryside. The home is of sizeable proportions and, whilst in need of some improvement, offers accommodation which in brief comprises: - fabulous entrance hall, guest cloak room, through lounge, separate dining room, study/bedroom five and open plan dining kitchen and conservatory. On the first floor a large, impressive landing leads to four well-proportioned bedrooms, most having built-in wardrobes. The master bedroom has an en-suite shower room and there is also a good-sized family bathroom. Outside a sweeping driveway provides ample parking and leads to an attached double garage. To the rear is a completely walled garden.

#### Accommodation In Detail

##### Open Canopied Entrance

having quarry tiled floor and half obscure Upvc double glazed entrance door with double glazed lights to either side leading to:

##### Impressive Entrance Hall

having dog legged staircase rising to first floor, coving to ceiling, fitted smoke alarm, one central heating radiator, useful understairs storage cupboard, courtesy access door to garage and central heating time control.

##### Guest Cloak Room 2.06m x 1.37m (6'10" x 4'6")

having vanity wash basin, low level wc with concealed cistern, obscure Upvc double glazed window to side elevation, one central heating radiator and quality fitted laminate flooring.

##### Breakfast Kitchen 5.46m x 3.31m (17'11" x 10'11")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, AEG appliances including electric hob, oven and microwave, fitted extractor vent, integrated fridge, freezer, washing machine and dishwasher, concealed under unit lighting, polycarbonate sink and draining unit with mixer taps over, one central heating radiator, ceramic tiling to floor, two double glazed windows to rear elevation and half double glazed door leading through to:

##### Conservatory 3.58m x 2.53m (11'8" x 8'4")

having electric panel radiator, double glazed lights, French door opening out to side patio area and clear glass roof.

##### Sitting Room 3.6m x 5.46m (11'10" x 17'11")

having feature dressed brick chimney breast with multi fuel inset burner surmounted on a quarry tiled hearth, two central heating radiators, coving to ceiling and fitted wall light points, Upvc double glazed window to front elevation and sliding double glazed patio doors opening out to the rear garden.

##### Dining Room 3.23m x 3.74m (10'7" x 12'4")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

##### Ground Floor Bedroom/Study 2.4m x 2.5m (7'11" x 8'2")

having Upvc double glazed window to side elevation, one central heating radiator and coving to ceiling.

#### On The First Floor

##### Large Landing

having Upvc double glazed window to front elevation, Velux double glazed rooflight to side, access to loft space via retractable ladder, two central heating radiators and airing cupboard incorporating lagged hot water cylinder and shelving.



#### Master Bedroom 5.15m x 3.64m (16'11" x 11'11")

having Upvc double glazed window to front elevation, one central heating radiator, range of double built-in wardrobes and built-in dressing table.

#### En-Suite Shower Room

having suite comprising shower enclosure with thermostatically controlled shower, vanity wash basin, low level wc with concealed cistern, double glazed Velux rofflight with integrated blind, heated chrome ladder towel radiator and low intensity spotlights to ceiling.

#### Bedroom Two 4.84m x 3.62m (15'11" x 11'11")

having dual aspect double glazed windows to front and rear elevations, two central heating radiators and range of built-in double wardrobes.

#### Bedroom Three 4.65m x 3.33m (15'4" x 10'11")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Four 3.21m x 2.58m (10'6" x 8'6")

having one central heating radiator, Upvc double glazed window overlooking the rear garden and range of built-in double wardrobes.

#### Bathroom

having modern white suite comprising panelled bath with mixer tap, vanity wash basin with cupboards under, quadrant shower enclosure with thermostatically controlled shower, corner wc, ceramic tiling to floor, obscure Upvc double glazed tilt and turn window to side elevation, low intensity spotlights to ceiling, heated chrome ladder towel radiator and fitted extractor vent.

#### Outside

To the front of the home is a sweeping block paved driveway providing extensive parking and leading to the attached double garage. The garden to the front is laid to lawn. To the rear is a completely walled garden which backs onto open fields, the garden features a large patio area and drops down slightly to a good sized lawned area. There is a oil tank for the central heating system.



### Double Garage 5.17m x 5.67m (17'0" x 18'7")

having twin electric roller shutter doors, courtesy access door to rear and fitted oil fired central heating boiler.

### Services

All mains services except gas are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

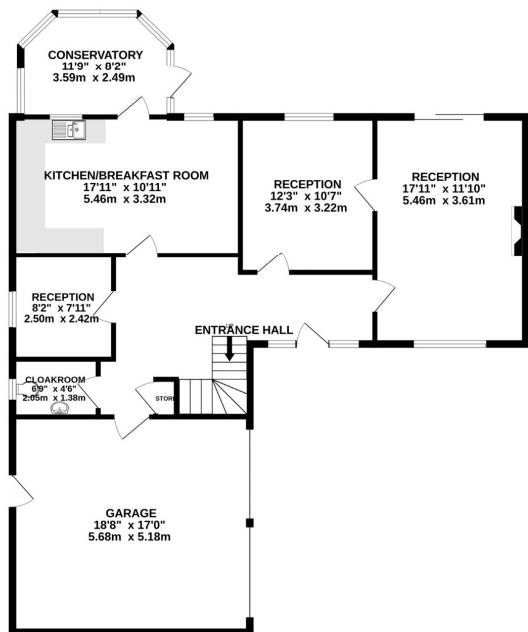
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

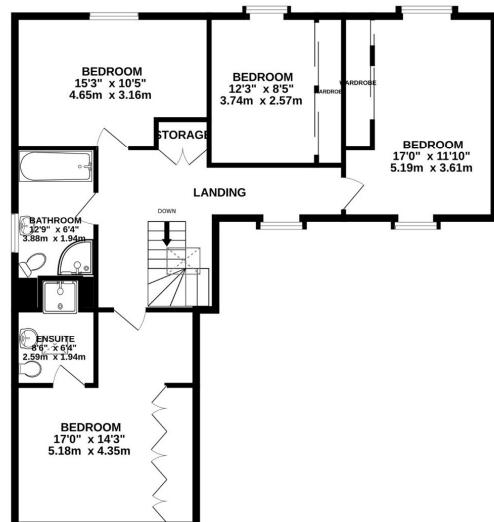
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR  
957 sq.ft. (88.9 sq.m.) approx.

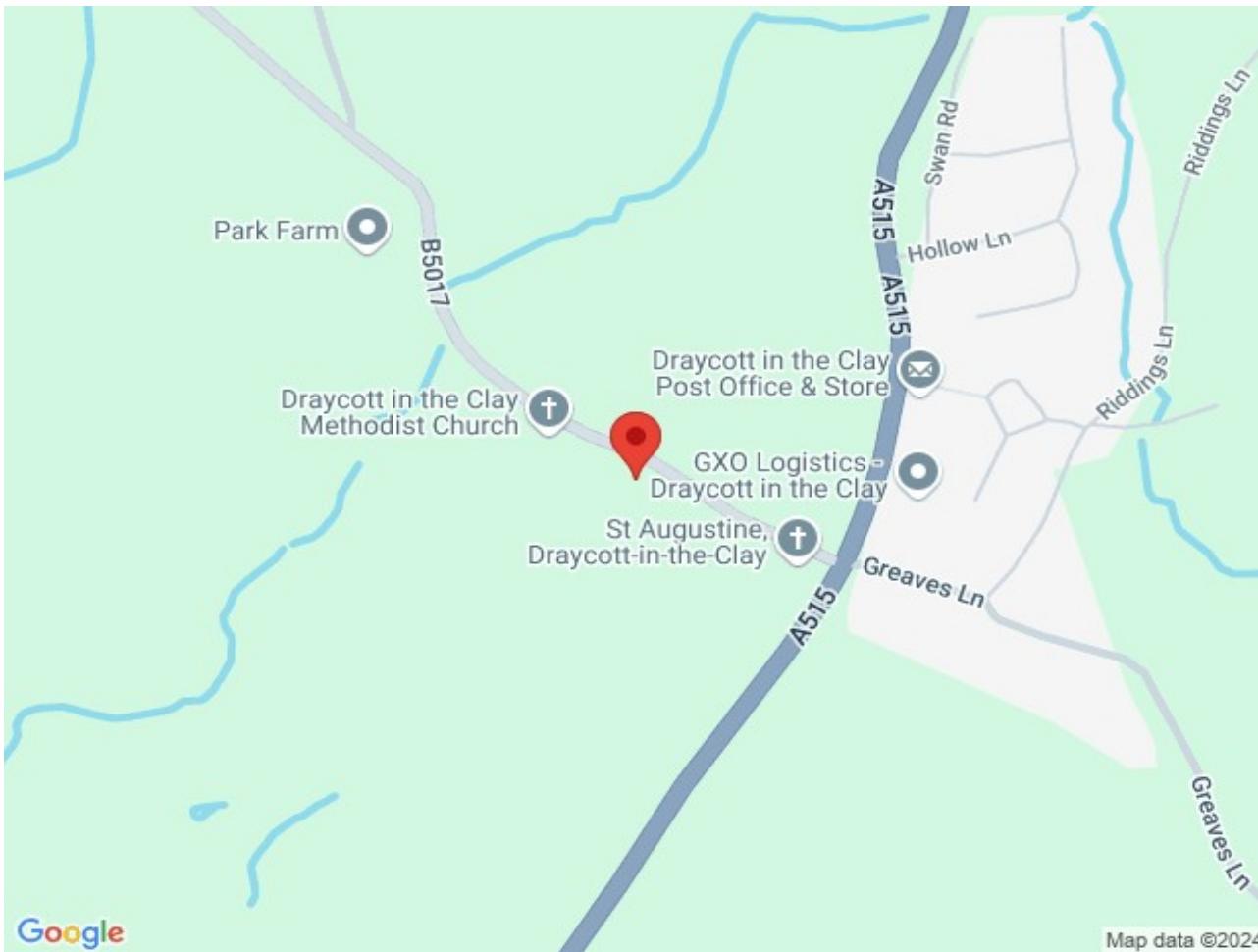


TOTAL FLOOR AREA : 2188 sq.ft. (203.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
WWW.EPC4U.COM		