



5 Bed House - Detached

2 Chestnut Close, Draycott-In-The-Clay, Ashbourne DE6 5BU

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 Bathrooms
- Landscaped Garden
- Large Driveway & Large Garage
- Ten Year Warranty
- High Speed Fibre
- Part Exchange Considered

PLOT 2 - 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 12'3" (5.18 x 3.74)



Family Room/Study

11'7" x 10'3" (3.54 x 3.13)

Living Kitchen/Dining Room

31'6" x 12'4" (9.62 x 3.76)



Utility Room

7'10" x 5'9" (2.40 x 1.76)

First Floor

Landing

Double Bedroom One

19'2" x 12'4" (5.85 x 3.77)

Dressing Room

11'6" x 6'6" (3.51 x 2.00)

En-Suite

11'5" x 4'3" (3.50 x 1.31)



Double Bedroom Two

16'11" x 12'2" (5.17 x 3.71)

Double Bedroom Three

11'5" x 9'10" (3.49 x 3.02)

Family Bathroom

11'5" x 6'3" (3.48 x 1.92)



Second Floor

Landing

Double Bedroom Four

18'6" x 12'9" (5.66 x 3.91)

En-Suite Two

10'5" x 6'9" (3.19 x 2.08)



Double Bedroom Five

20'8" x 12'2" (6.30 x 3.71)

Garden

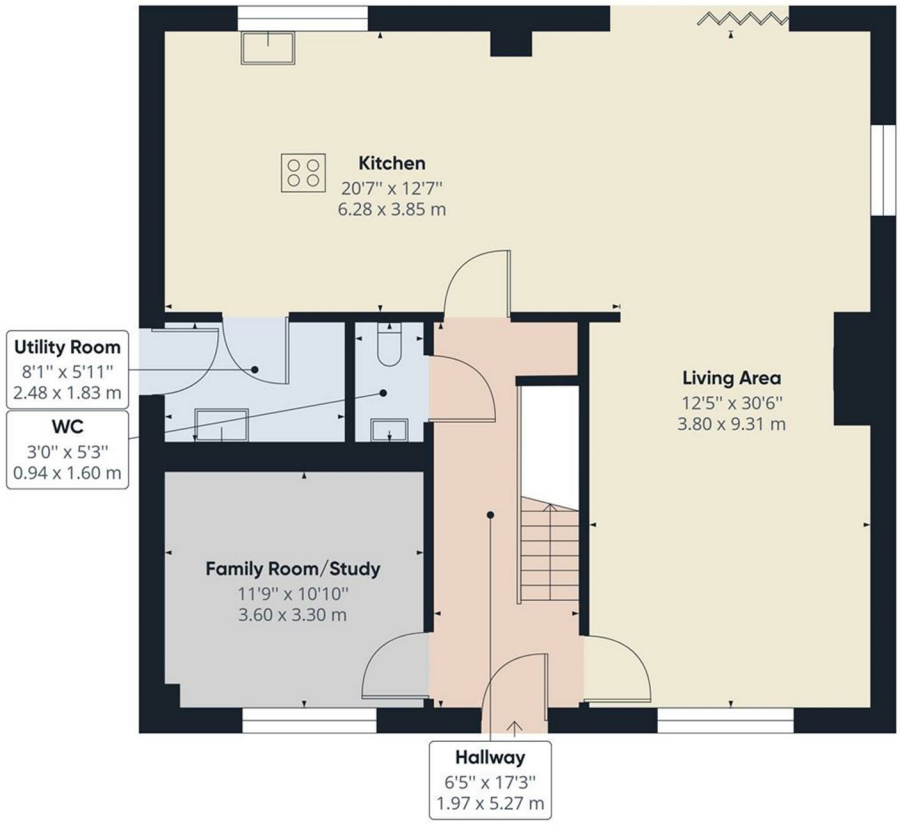
Enclosed garden with lawn and patio.

Driveway

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

Good Sized Brick Detached Garage

19'5" x 14'5" (5.93 x 4.40)



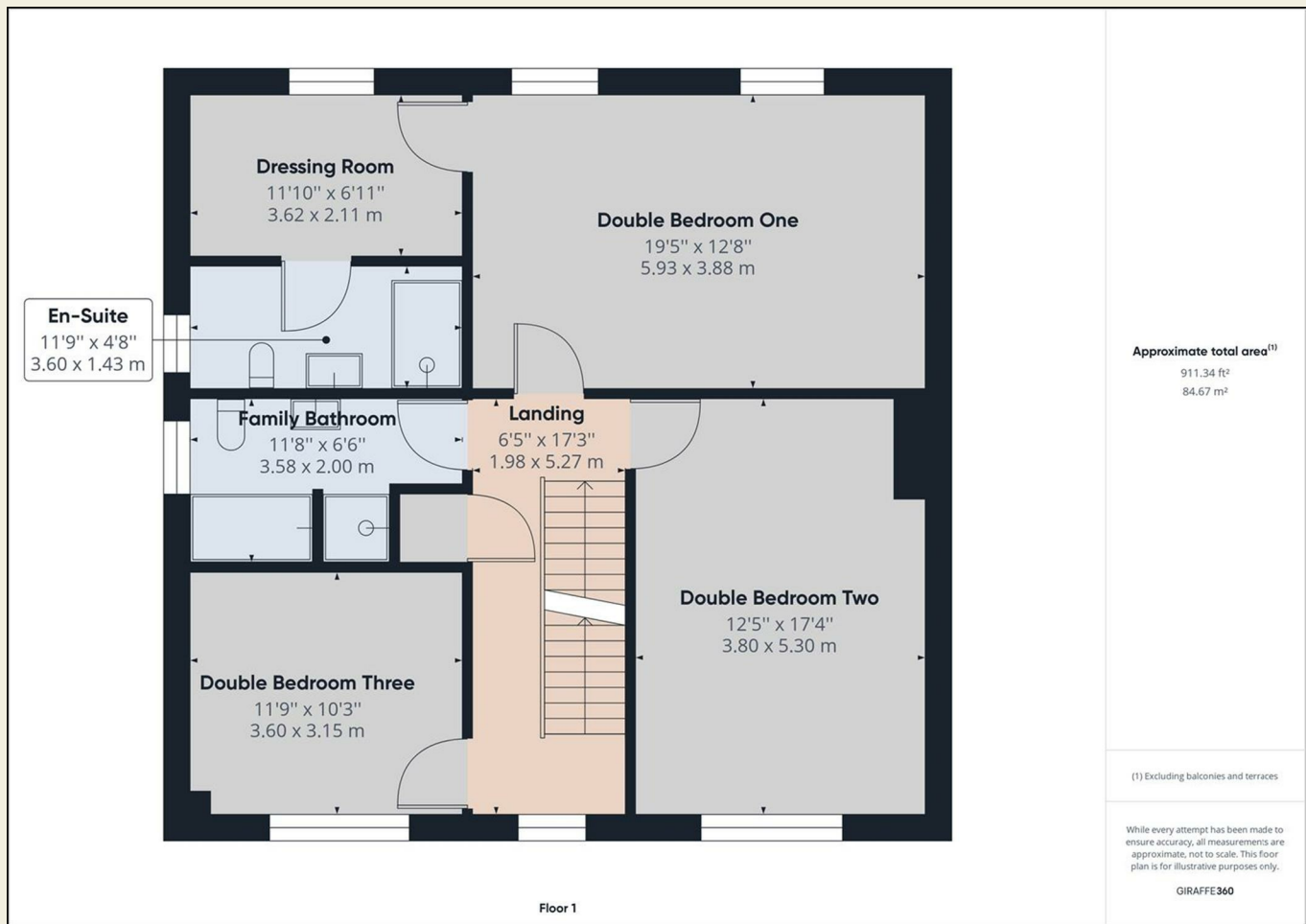
Approximate total area⁽¹⁾
934.03 ft²
86.77 m²

(1) Excluding balconies and terraces

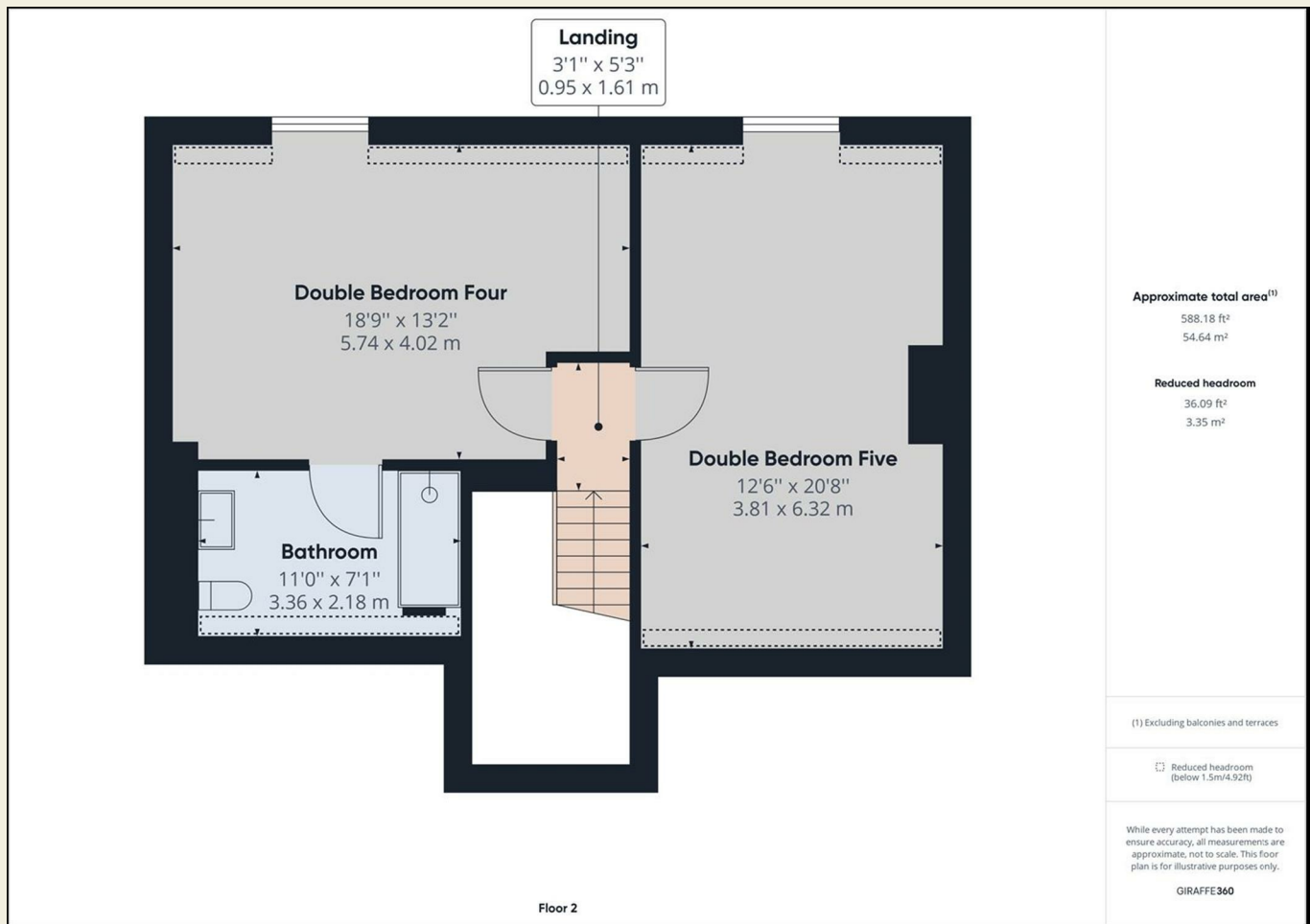
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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>		
England & Wales	EU Directive 2002/91/EC	

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