



4 Swan Road, Draycott in the Clay, DE6 5GW

Enjoying dual aspect countryside views and a desirable village location is this executive detached home, benefitting from spacious and versatile interiors, four double bedrooms plus study/bedroom five and an immaculately tended garden plot. Having received a thorough refurbishment by the current vendors, this deceptively spacious home offers flexible accommodation ideal to suit a growing family alongside a traditional kitchen and modern bathrooms. The interior comprises impressive galleried reception hall, lounge with wood burner, two further reception rooms, breakfast kitchen, utility and cloakroom to the ground floor, with four double bedrooms and a fifth bedroom/study

to the first floor. The master suite has private use of an en suite and walk in wardrobe with a family bathroom servicing the additional bedrooms. Outside, the property overlooks countryside views to the front where there is also a double garage and parking, and the garden enjoys much privacy and rural views to the rear.

The property is set in the desirable Derbyshire village of Draycott in the Clay, a traditional rural community home to a post office and village shop, two traditional country pubs and a Ofsted rated 'Outstanding' Primary School. More comprehensive facilities can be found in the market town of Uttoxeter where there is a

leisure centre, a wide array of shops and supermarkets, pubs and restaurants, a train station and the Uttoxeter Racecourse. The property lies within catchment for the Oldfields Middle and Thomas Alleyne's High School in Uttoxeter, and the location is ideal for access to the A50 and A38 providing swift links to Birmingham, Derby, Stoke and to the JCB HQ and Academy in Rocester. A public bus route runs through the village and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Executive Detached Village Home
- Dual Aspect Countryside Views
- Generous Family Interiors
- Three Versatile Reception Rooms
- Refitted Breakfast Kitchen
- Utility & Cloakroom
- Galleried Reception Hall & Landing
- Four Double Bedrooms
- Fifth Bedroom/Study
- Refitted En Suite & Bathroom
- Double Garage & Parking
- Secluded Gardens with Rural Views
- Double Glazed & Oil Central Heating with Nest Controls
- Well Placed for Commuter Routes & Local Amenities



Reception Hall 4.0 x 2.67m (approx. 13'1 x 8'9)

A spacious welcome to this family home, having galleried staircase rising to the first floor with storage beneath, a window to the front and doors leading into:

Lounge 5.46 x 3.92m (approx. 17'10 x 12'10)

A generous living space having window to the front aspect and a wood burning stove set to slate hearth with aged oak beam lintel. Double doors open into the **Dining Room**

Playroom 3.22 x 3.05m (approx. 10'6 x 9'11)

A versatile space ideal as a snug or playroom, having window to the front

Breakfast Kitchen 6.01 x 4.23, 3.24m (approx. 19'8 x 13'1-, 10'7)

Having been remodelled and refitted, the kitchen comprises a range of wall and base units housing an inset ceramic sink with side drainer, integral double oven and spaces for an American fridge freezer and a dishwasher. There is a window to the rear and a further bay to the rear provides space for a dining table and chairs. A door opens into:

Dining Room 3.92 x 3.28m (approx. 12'10 x 10'9)

Another well presented living space having double doors out to the rear garden

Utility 1.96 x 1.85m (approx. 6'5 x 6'0)

Fitted with base units coordinating with those of the kitchen, having spaces for a washing machine and tumble dryer, a door out to the side and an extractor fan

Cloakroom

Refitted with wash basin set to vanity unit, WC and traditional wall panelling





Stairs rise to the first floor **Galleried Landing**, having a window to the front, access via a drop down ladder to the boarded and shelved loft space and doors opening into:

Master Bedroom 3.9 x 3/5m (approx. 12'10 x 11'6)

A spacious principal bedroom having window to the front enjoying rural views and private use of:

Walk in Wardrobe 1.85 x 1.45m (approx. 6'0 x 4'9)

With a range of fitted hanging space and storage

En Suite 2.37 x 1.85m (7'9 x 6'0)

Fitted with a modern suite having wash basin set to vanity unit, WC and double shower, with tiled walls, an obscured window to the side, chrome heated towel rail and a mirror with fitted Bluetooth speaker

Bedroom Two 3.95 x 3.32m (approx. 12'11 x 10'10)

Another double room having window to the rear with pleasant rural views

Bedroom Three 3.3 x 3.25m (approx. 10'10 x 10'7)

Having a window to the rear enjoying rural views

Bedroom Four 3.25 x 3.04m (approx. 10'7 x 9'11)

A fourth double bedroom having window to the front

Bedroom Five/Study 2.7 x 2.28m (approx. 8'10 x 7'5)

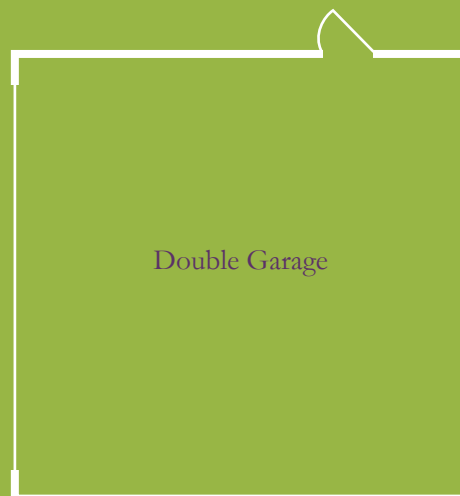
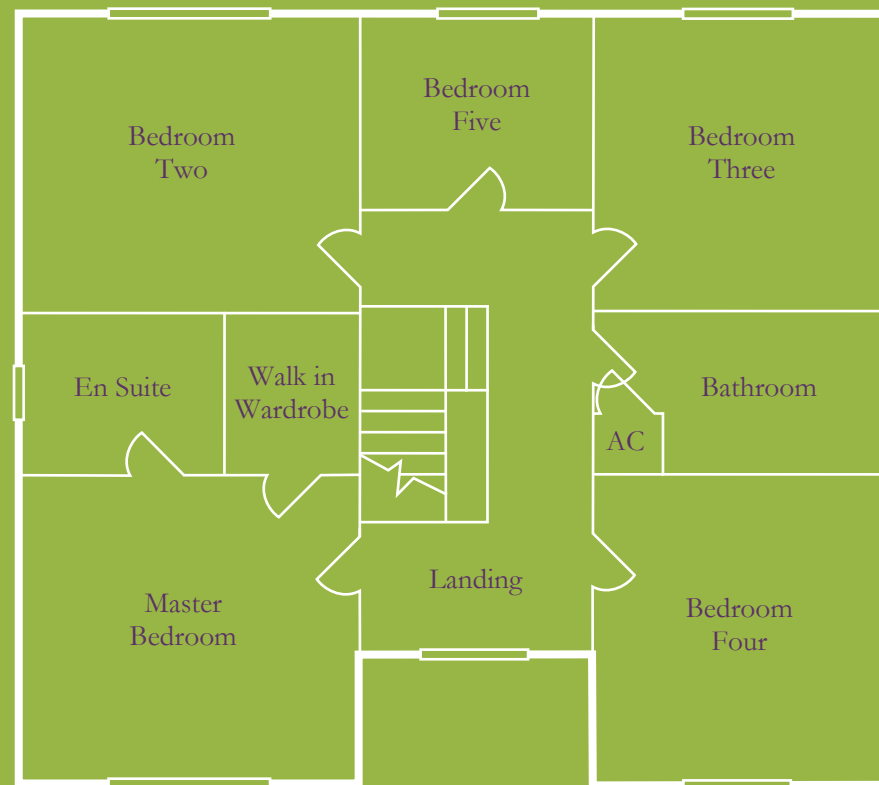
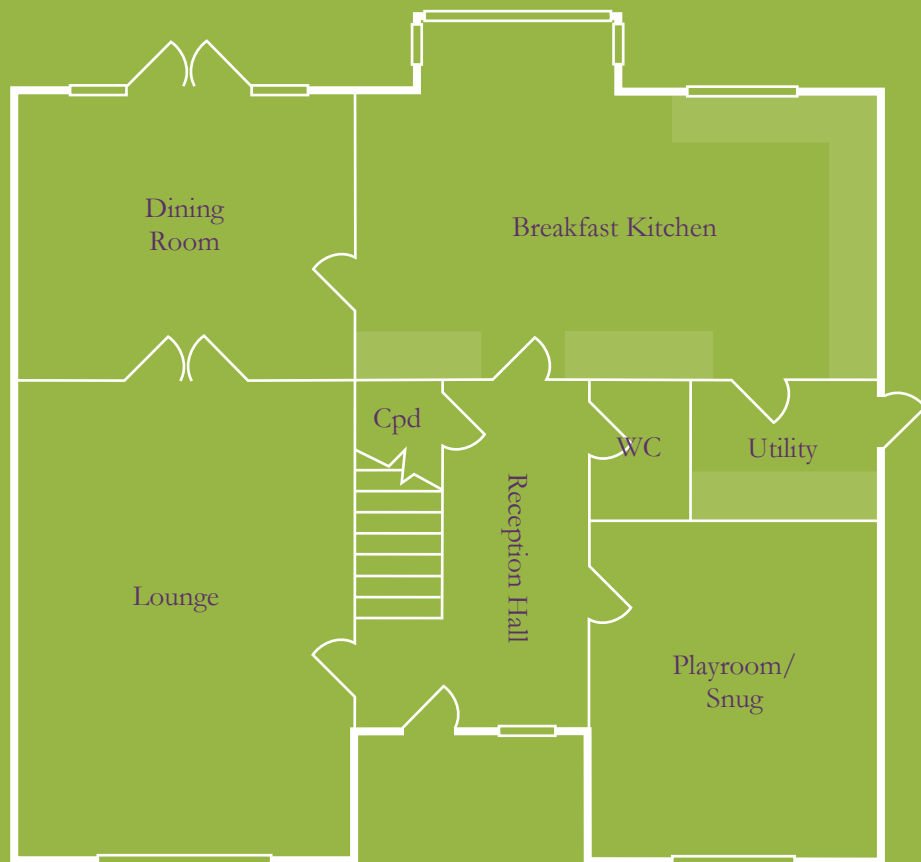
Ideal as a fifth bedroom or home office, having window to the rear aspect

Bathroom 3.22 x 1.85m (approx. 10'6 x 6'0)

Refitted with pedestal wash basin, WC and bathtub with shower unit over, having tiled walls, a chrome heated towel rail and an obscured window to the side, A door opens to the **Airing Cupboard**









Outside

The property is set in a prime location in this popular village, overlooking open countryside views to the front aspect. A block paved drive to the front aspect provides off road parking and access into the **Detached Double Garage**, and there are well tended lawns to one side as well as gated access into the rear garden. The **Garage** has LED spotlighting, power, and an up and over entrance door

Gardens

The secluded rear garden enjoys privacy to all aspects and is safely enclosed for pets and children. A paved terrace leads on to lawns with neatly stocked sleeper edged borders, and there is exterior lighting and a water point. Views towards farmland and countryside can also be appreciated from the rear aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.