

Draycott-In-The-Clay, Staffordshire, DE6 5GX  
£385,000





This charming and well-presented home sits close to the Staffordshire/Derbyshire border, positioned on the outskirts of the desirable village of Draycott in the Clay. Benefiting from a generous plot backing onto fields, with a small paddock perfect for hobby farming use. Enjoying convenient access directly from the A515 via a private service road near the Marchington/Fauld roundabout, the property offers both excellent connectivity and a peaceful rural setting. Offered for sale with no upward chain and vacant possession.

Inside, the accommodation includes a welcoming hallway, a light and well-appointed kitchen with adjoining pantry, and an impressive extended living area featuring bi-folding doors and a vaulted ceiling. The lounge provides a cosy retreat with its log-burning fireplace, while a practical utility room and ground-floor WC enhance everyday convenience.

Upstairs, the property offers three bedrooms, including a generous main bedroom with en-suite facilities and far-reaching countryside views. A stylish family bathroom serves the remaining bedrooms. The home blends character, comfort and functionality, making it ideal for those seeking village living with easy access to surrounding towns and commuter routes.

Viewing by appointment only.

## Hallway

A welcoming hallway featuring a UPVC double-glazed window to the front and an additional side window, complemented by tiled flooring throughout. The composite front door opens into a bright space with stairs rising to the first-floor landing, a telephone point, and an internal door leading through to the kitchen.

## Kitchen

Enjoying natural light from three UPVC double-glazed windows to the front and side elevations, the kitchen offers a range of matching base and eye-level cupboards with roll-top work surfaces and complementary tiled walls and flooring. Integrated features include a Belfast-style ceramic sink with drainer and chrome mixer tap, and a focal Rayburn which services the hot water and heating system. The electrical consumer unit is neatly positioned overhead, with spotlighting to the ceiling. A latch-panelled door opens to a useful understairs pantry equipped with shelving and lighting. An open archway leads through to the extended living area.

## Extended Reception Room

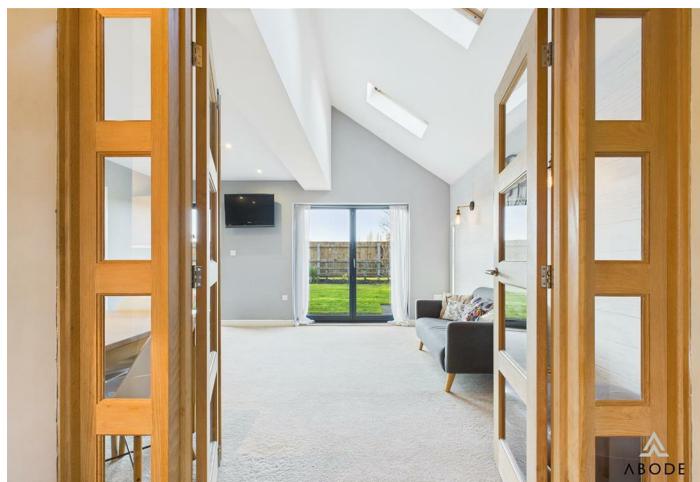
This impressive extension boasts aluminium double-glazed rear entrance door and bi-folding doors to the rear elevation and timber double-glazed floor-to-ceiling windows. A vaulted ceiling with inset spotlights enhances the sense of space, complemented by an electric storage heater. An internal door provides access to the utility room.



## Lounge

A comfortable lounge featuring a UPVC double-glazed window to the front elevation and a central heating radiator. The room is centered around a charming log-burning fireplace with exposed brickwork, oak mantel and tiled hearth. Additional features include a TV aerial point and timber framed glass-panelled double doors.







## Utility Room

A practical space with a UPVC double-glazed window to the side, tiled flooring, roll-top worktops with surrounding tiling, plumbing for under-counter white goods and room for further freestanding appliances. The utility includes ceiling spotlights, an extractor fan and access to the ground-floor WC.

## W.C.

With a frosted UPVC double-glazed window to the side, this cloakroom offers tiled flooring, a low-level WC, wash basin with mixer tap and tiled splashback, a chrome heated towel radiator and extractor fan.

## Landing

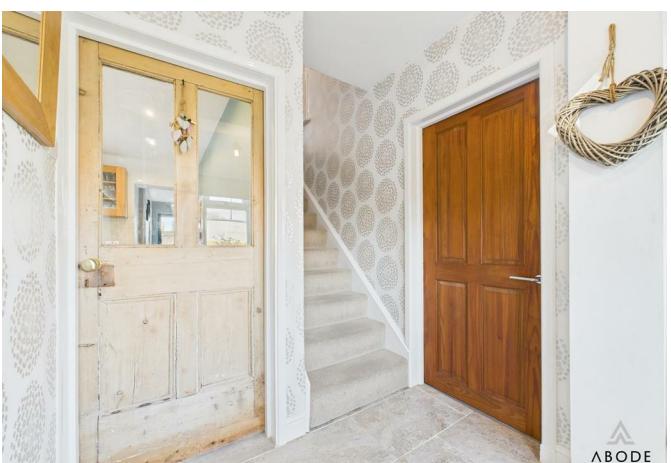
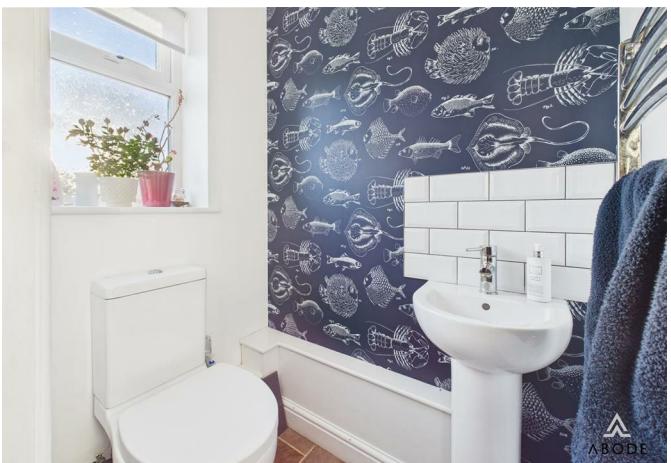
The first-floor landing provides access to the loft and leads to all bedrooms and the family bathroom via timber panelled internal doors.

## Bedroom One

A spacious double bedroom with two UPVC double-glazed windows to the rear, enjoying far-reaching agricultural and rural views. The room benefits from an electric storage heater and access to the en-suite shower room.

## En-suite

A well-appointed en-suite with a frosted UPVC window to the side elevation. The three-piece suite includes a low-level WC, wash basin with mixer tap and tiled splashback, and a corner shower cubicle with electric shower. Tiled flooring and walls, a shaving point, chrome heated towel radiator and extractor fan complete the space.



## Bathroom

The family bathroom features a frosted UPVC double-glazed window to the rear and a three-piece suite comprising a low-level WC, wash basin with mixer tap and a roll-top bath with mixer tap. The room is finished with complementary tiled flooring and walls, and a central heating radiator.

## Bedroom Two

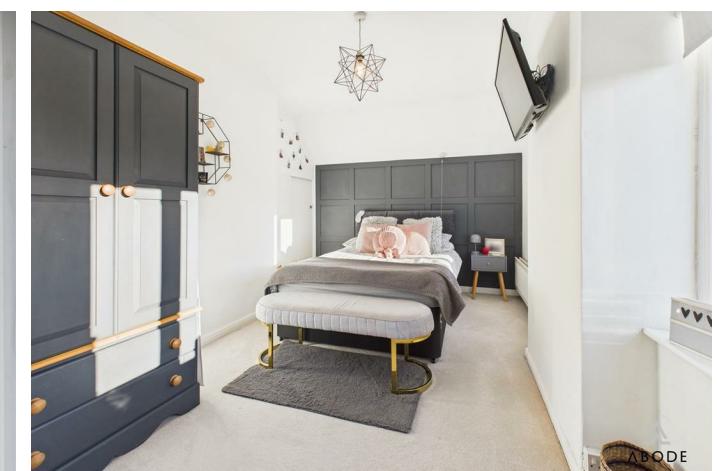
A bright double bedroom with two UPVC double-glazed windows to the side elevation and a feature panelled wall. The room includes a central heating radiator and a built-in storage cupboard with sliding door, housing the hot water immersion tank and fitted shelving.

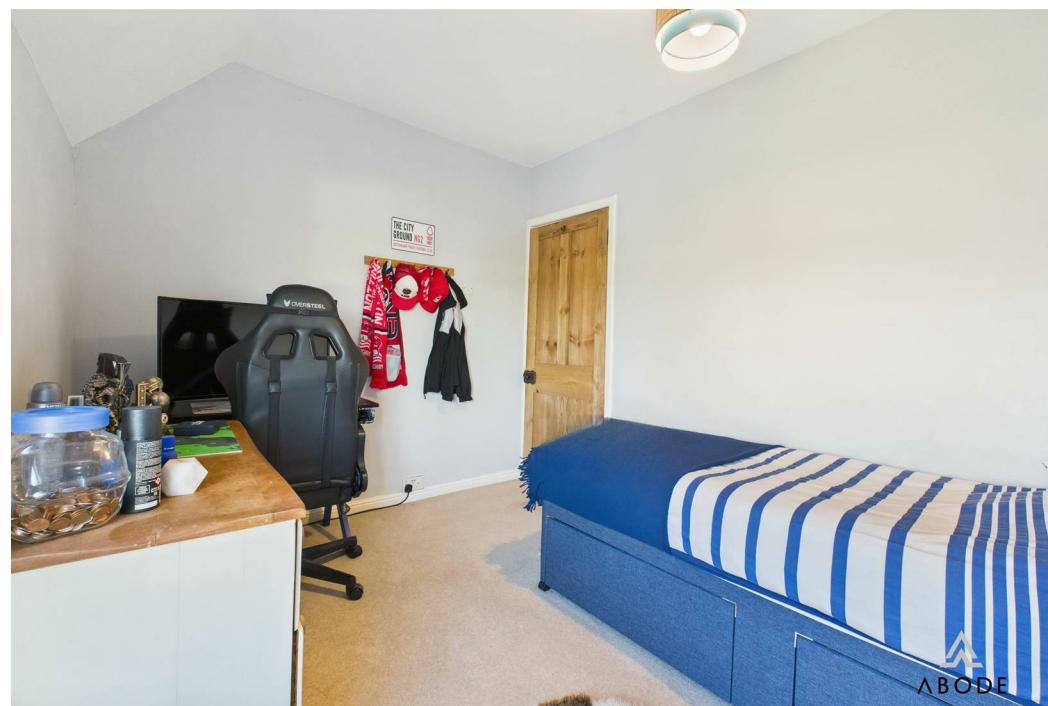
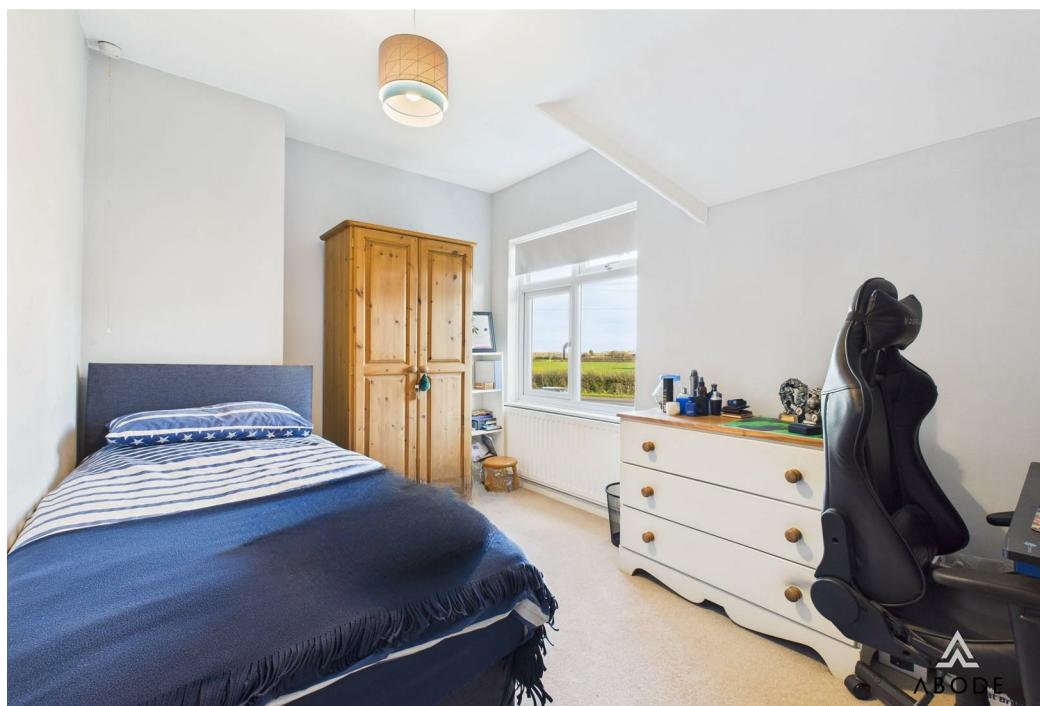
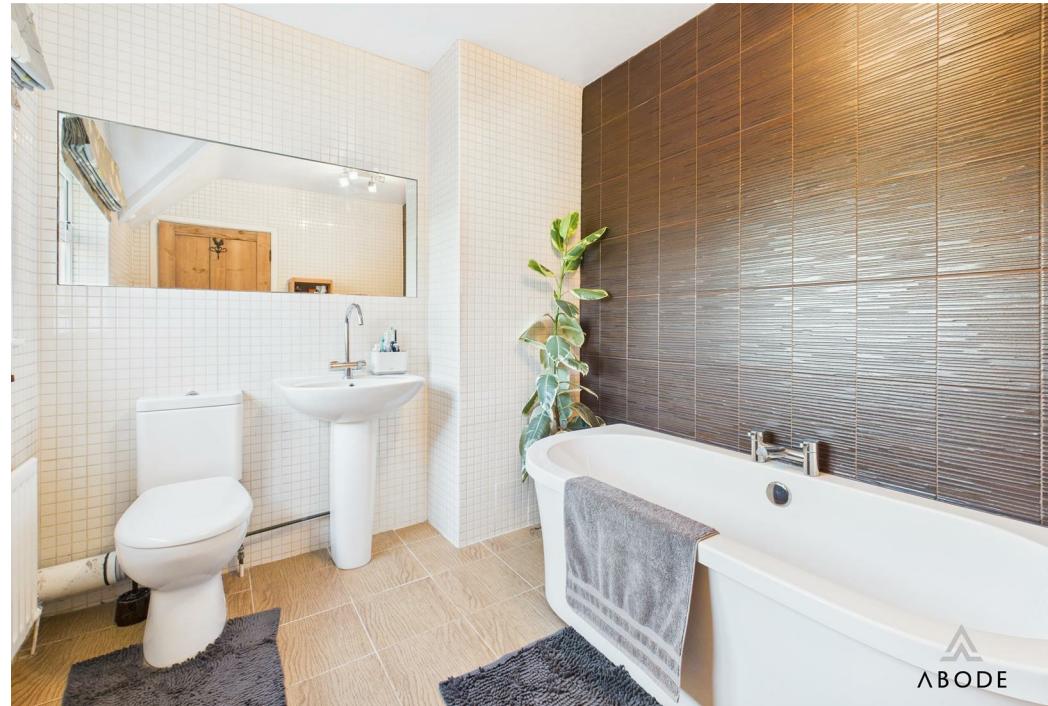
## Bedroom Three

A well-proportioned third bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator.

## Outside

The property benefits from a detached double garage to, complete with an electric up-and-over door and ample driveway parking. To the rear of the garage is a versatile office/outbuilding with large sliding doors, ideal for home working or hobbies, along with a separate rear storage shed providing additional practical space. The surrounding outlook offers a pleasant rural setting with open views.

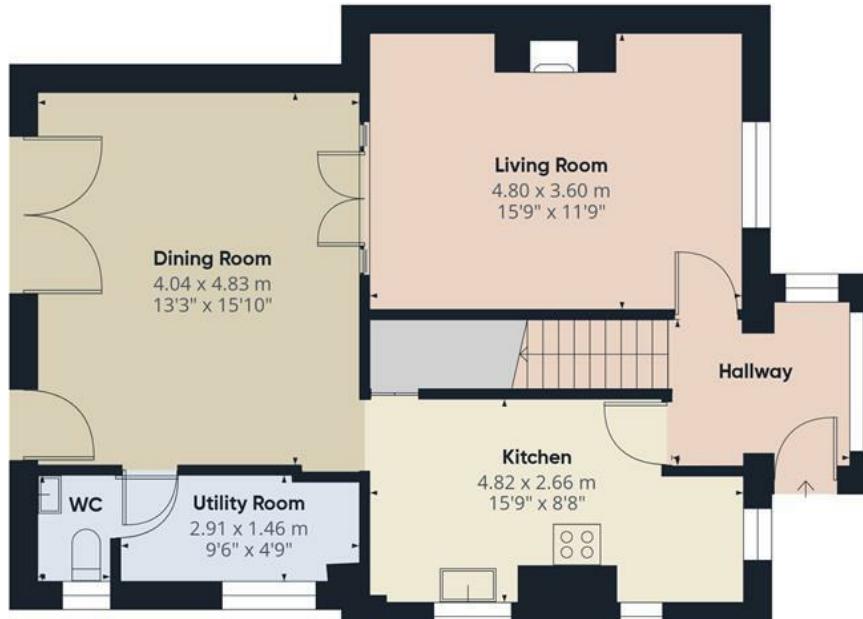












Floor 0 Building 1

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

110.2 m<sup>2</sup>

1185 ft<sup>2</sup>



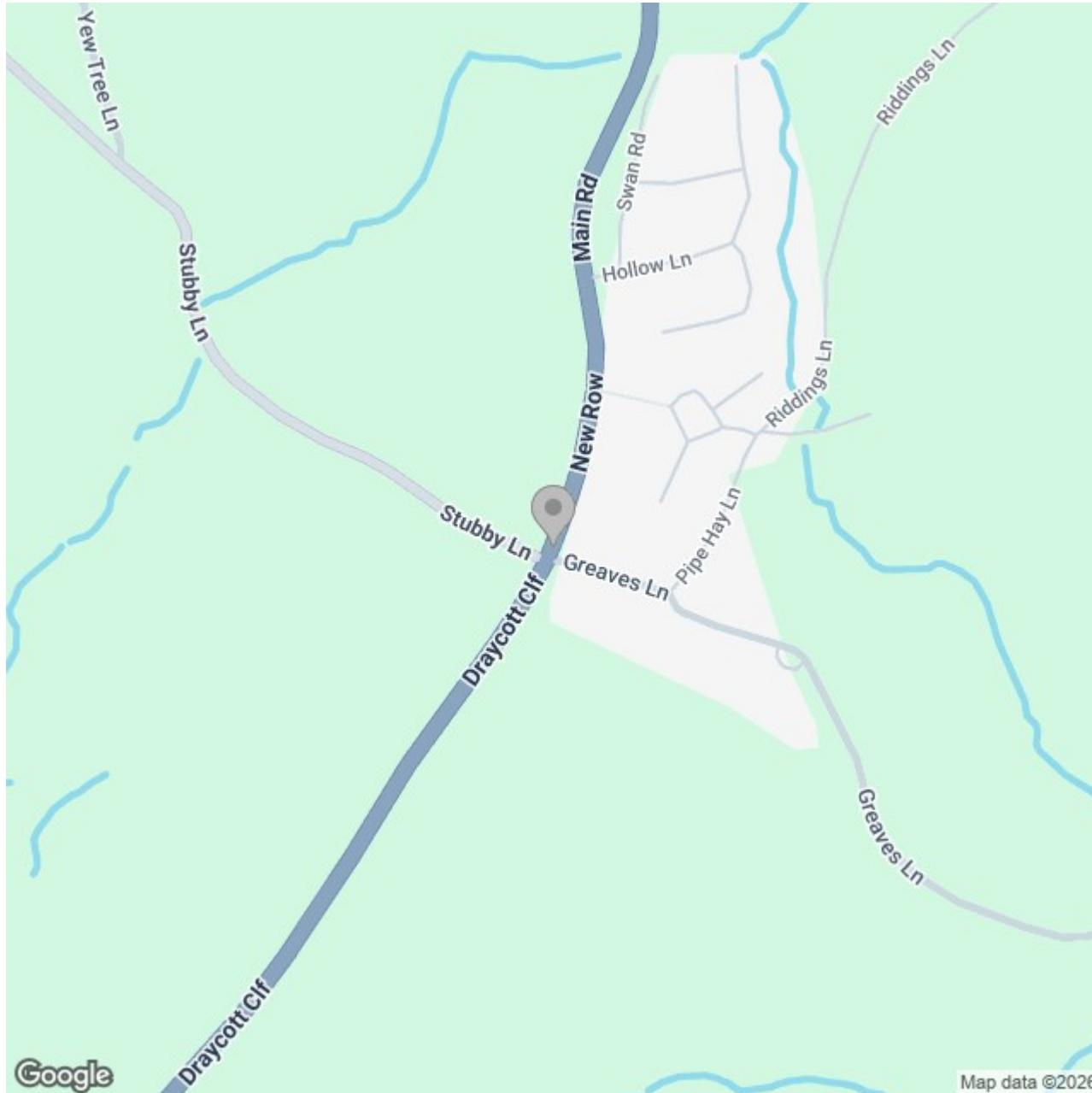
Floor 1 Building 1

(1) Excluding balconies and terraces

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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	