



## 48 Hollow Lane Draycott-In-The-Clay, Ashbourne, DE6 5HQ

Occupying a fantastic position in the sought-after village of Draycott in the Clay, this attractive detached family home enjoys stunning far-reaching views over Duchy land to the rear, set on a plot measuring approx. 0.33 acre.

Set within beautifully maintained gardens, the property benefits from a generous driveway and a spacious patio perfectly positioned to take in the surrounding countryside. Offered with no upward chain and vacant possession, this is an excellent opportunity for buyers seeking both privacy and potential.

The accommodation comprises a welcoming entrance hallway leading to a ground floor WC, study, and well-proportioned lounge with feature fireplace and sliding doors opening onto the rear patio. A separate dining room provides ideal space for entertaining, while the fitted kitchen is complemented by a useful utility room.

Offers In Excess Of £395,000

# 48 Hollow Lane

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- Hallway
- W.C.
- Study
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside



[Directions](#)



# Floor Plan



**Approximate total area<sup>m</sup>**  
169.4 m<sup>2</sup>  
1822 ft<sup>2</sup>

(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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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