





This impressive five-bedroom detached executive home is located in the sought-after area of Drakelow, offering open views to the front and modern family living. Boasting two en-suites, fitted wardrobes, and an open-plan kitchen-diner, this property is designed with both luxury and practicality in mind. Additional features include a guest WC, utility room, landscaped gardens, a detached double garage, and a multi-vehicle driveway.



## Accommodation

### Ground Floor

The ground floor begins with a welcoming entrance hall featuring Karndean flooring, providing access to a guest WC with a wash basin and low-level WC. The spacious sitting room is carpeted and includes French doors leading onto the patio, creating a bright and airy family space. The stunning kitchen-diner features high-gloss wall and base units, integral appliances, and a double eye-line oven, offering the perfect environment for cooking and entertaining. The study benefits from dual-aspect windows, including a view over open space. The utility room complements the kitchen with matching units, housing the gas boiler, and providing garden access.

### First Floor

Upstairs, the master bedroom is a highlight, offering dual-aspect windows, fitted wardrobes, and an en-suite. The second bedroom also includes fitted wardrobes and its own en-suite. Bedrooms three, four, and five are all generously sized, with bedrooms three and four including fitted wardrobes. The family bathroom is equipped with a bath, separate shower, wash hand basin, and low-level WC.

### Outside

The property offers a beautifully landscaped rear garden, mostly laid to lawn with maturing borders and an extensive patio seating area, perfect for entertaining. A rear gate provides access to the multi-vehicle driveway and the double garage, which features up-and-over doors, lighting, and electricity. The front of the property boasts open views, adding to its charm and appeal.



















Floor 0



Floor 1

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

176.57 m<sup>2</sup>  
1900.6 ft<sup>2</sup>

**Reduced headroom**

0.99 m<sup>2</sup>  
10.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

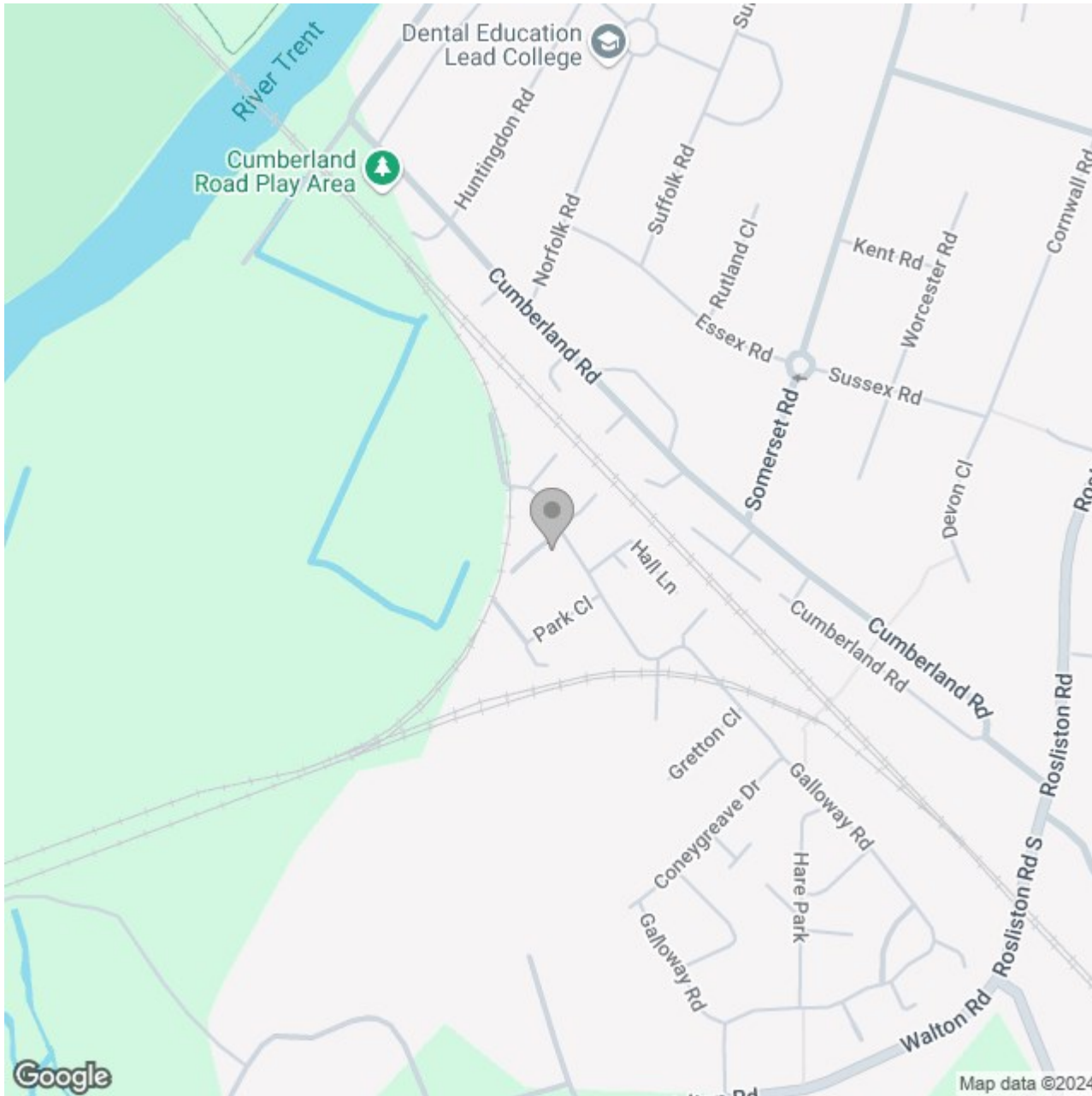
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	