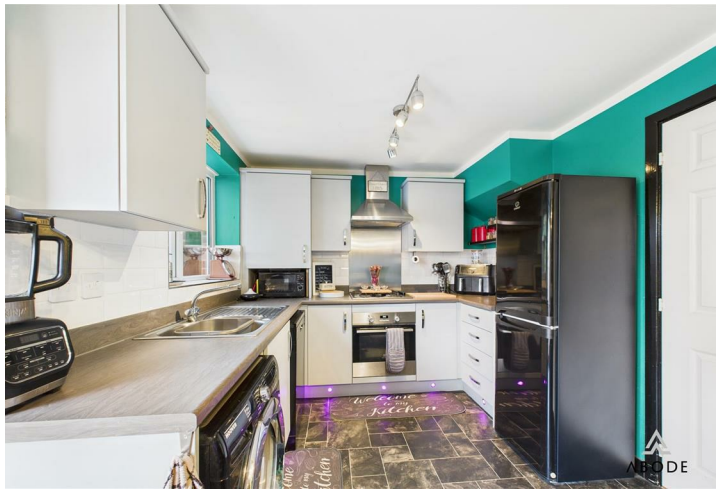
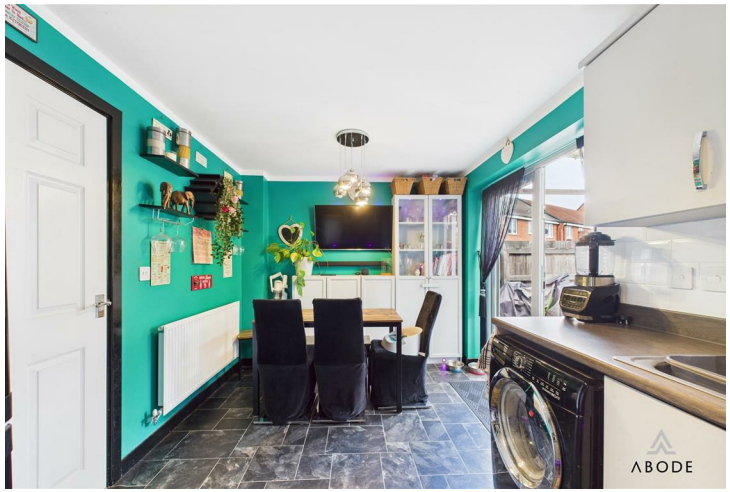
ABODE
SALES & LETTINGS

Upton Drive, DEI4 2FR
Offers Over £205,000

https://www.abodemidlands.co.uk

This well-presented three-bedroom semi-detached home is situated upon one of the best plots within the development. Offering stylish interiors, a practical layout, and a beautifully south facing landscaped rear garden complete with a covered hot tub area, this property is ideal for families or first-time buyers. The home features a spacious living room, modern kitchen diner, two bathrooms, and three well-proportioned bedrooms, with off-street parking to the front and a private garden that provides a perfect space for outdoor entertaining.





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Accommodation

Ground Floor

The property is entered via a front door into a welcoming hallway, which gives access to the ground floor WC and a spacious living room with wood-effect flooring, a large front-facing window, and ample room for seating and storage. At the rear of the home lies a well-equipped kitchen diner, featuring modern wall and base units with a contrasting worktop, integrated oven with gas hob and extractor, sink with drainer, space for white goods, and French doors opening out to the rear garden. The dining area accommodates a family-sized table and benefits from a rear aspect, giving the space a bright and airy feel.

First Floor

Stairs rise to the first-floor landing, which leads to three bedrooms and the family bathroom. The main bedroom sits to the front and includes ample space for wardrobes and bedroom furniture, along with a private en-suite shower room fitted with a corner cubicle, wash hand basin with storage, and WC. The second bedroom is another good-sized double, positioned at the rear of the home, while the third bedroom is a comfortable single ideal for a nursery or home office. The main bathroom is fitted with a modern three-piece suite comprising a panelled bath with tiled surround, wash hand basin, and low-level WC.

Outside

To the front of the property is off-street parking for two vehicles and a lawned fore garden. Gated side access leads to the rear, where the garden has been transformed into a fantastic low-maintenance outdoor living area. A covered decking section houses a large hot tub space and casual seating area under a timber pergola with transparent roof panels. Beyond this, a paved patio area provides space for outdoor dining and play, bordered by planted gravel beds and timber fencing for privacy.

Location

Located on the edge of Stretton, the property benefits from excellent local amenities including shops, schools, and recreational facilities. There are convenient transport links into Burton upon Trent, Derby, and surrounding areas via the A38 and nearby public transport routes, making this a practical choice for commuters and families alike.

Management Fee

The vendor has informed Abode that the monthly management fee is £144.29 per year

Wards Management Company

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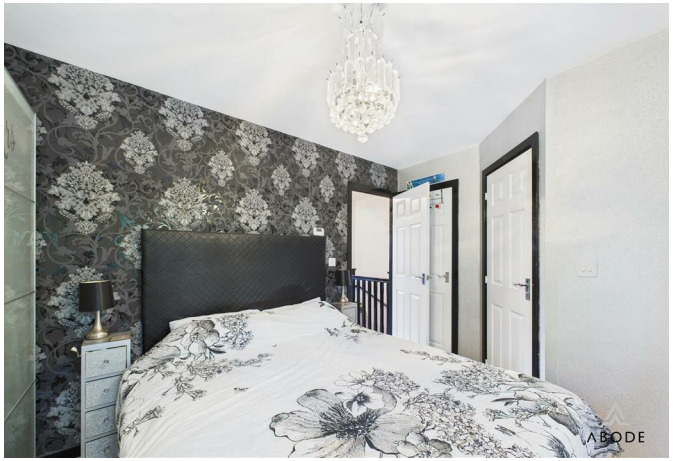
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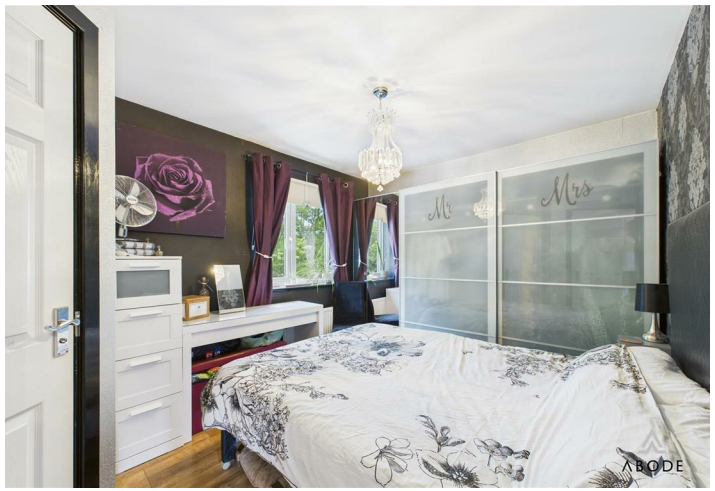
Mr
Mrs
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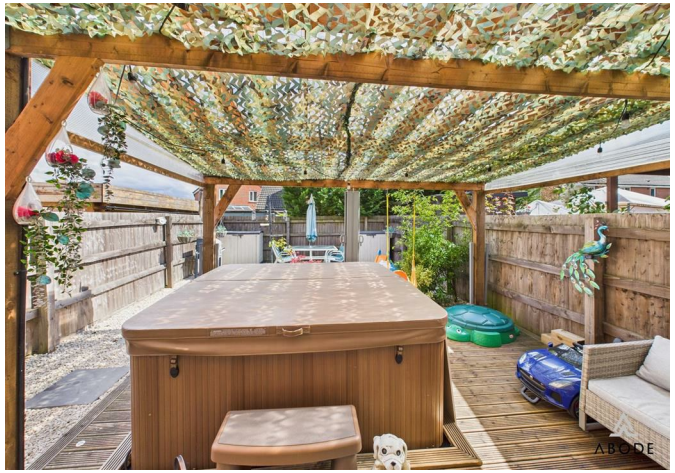
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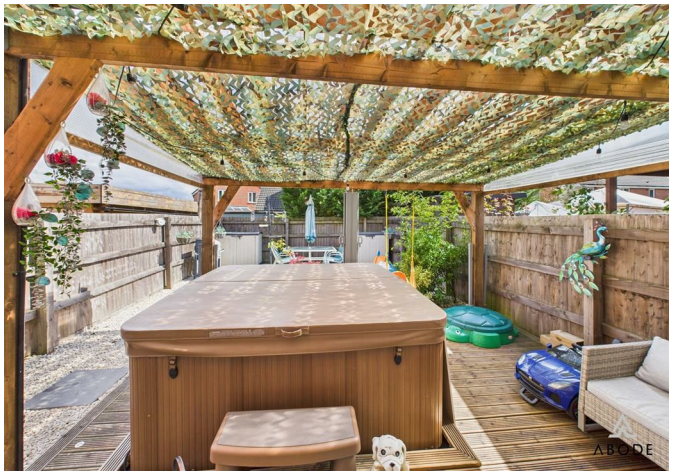
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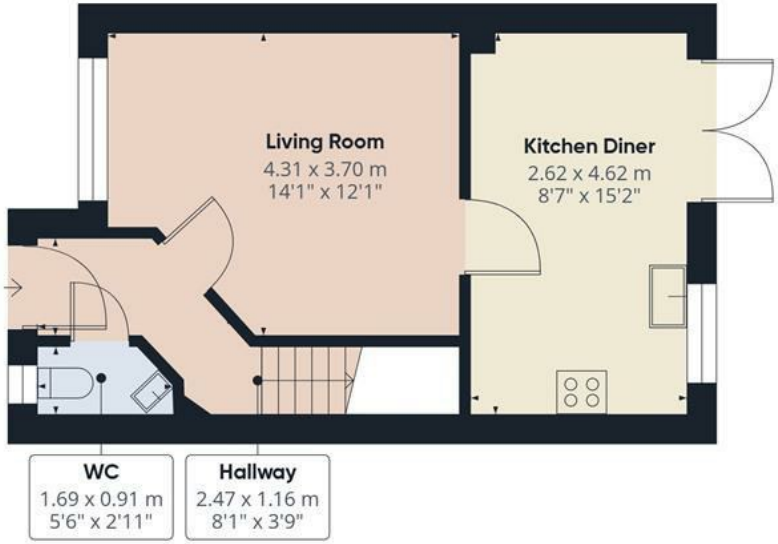
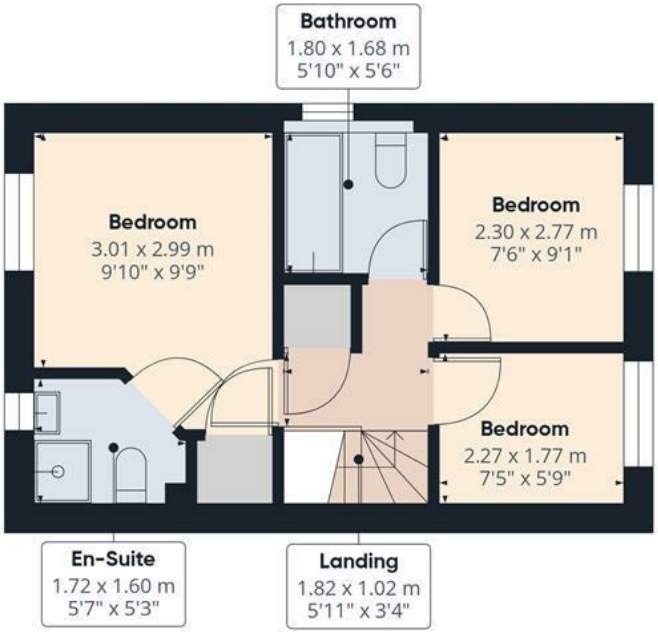


Floor 0



Floor 1

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Approximate total area(1)

64.8 m²

696 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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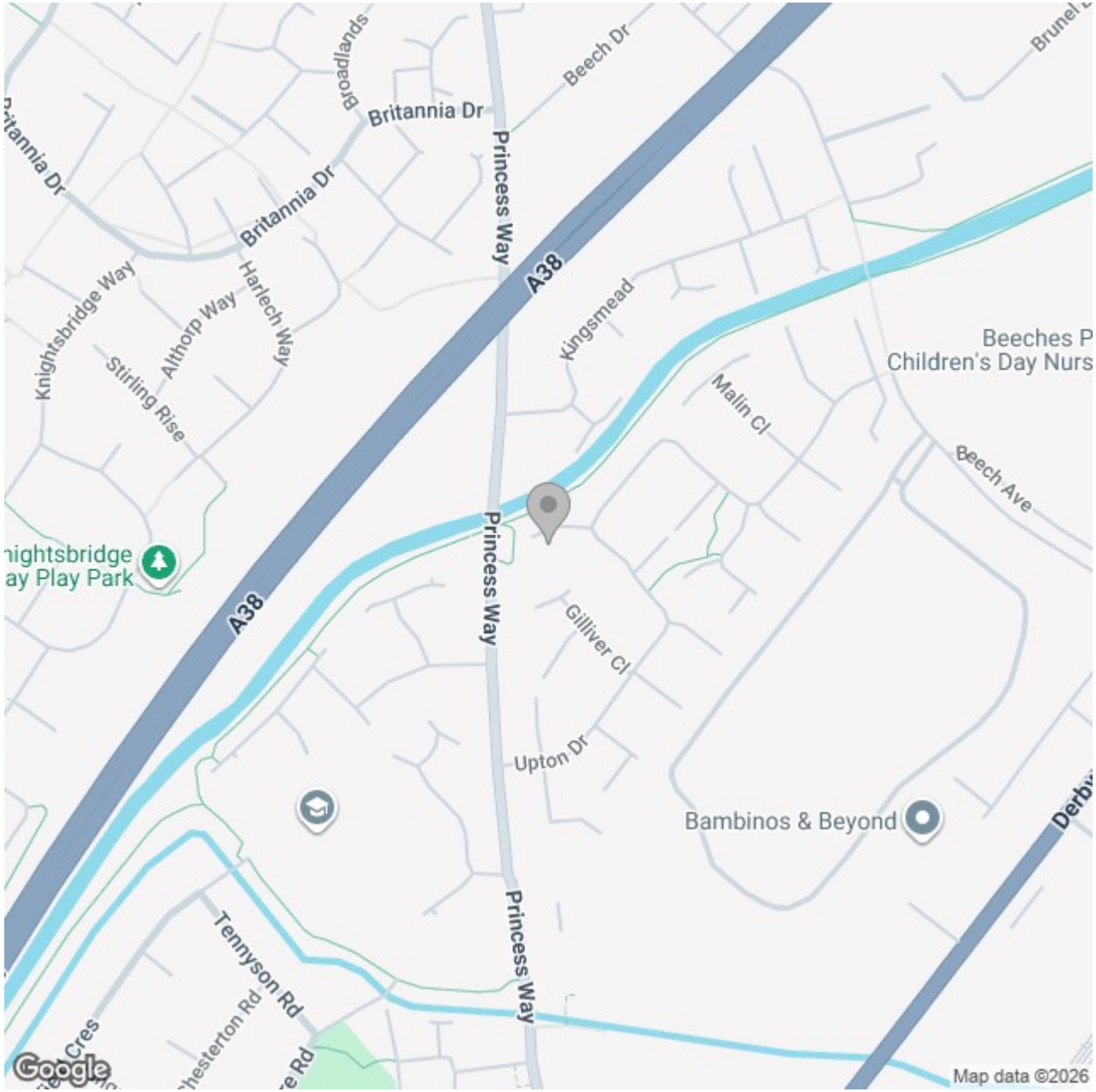

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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