





Occupying a pleasant position within the popular Drakelow Park development, this substantial detached family home offers spacious and versatile accommodation arranged across two floors together with landscaped gardens and a high specification finish throughout. The property is conveniently positioned for access into Burton-on-Trent, Stapenhill and Swadlincote, whilst also benefitting from excellent transport links via the A38 and wider Midlands road network. A range of local amenities, schools, cafés, leisure facilities and green spaces can also be found nearby.



ABODE
SALES & LETTINGS

Accommodation

The accommodation begins with an entrance hallway leading through to a spacious living room positioned to the rear elevation, benefitting from French doors opening out onto the garden. A particular feature of the property is the impressive open-plan kitchen dining living space fitted with a range of contemporary units together with integrated AEG appliances, breakfast bar seating, under-cabinet lighting and wood-effect flooring throughout. The ground floor further benefits from a separate study or sitting room offering flexible living space, a useful utility room with additional appliance space and rear garden access, together with a guest WC.

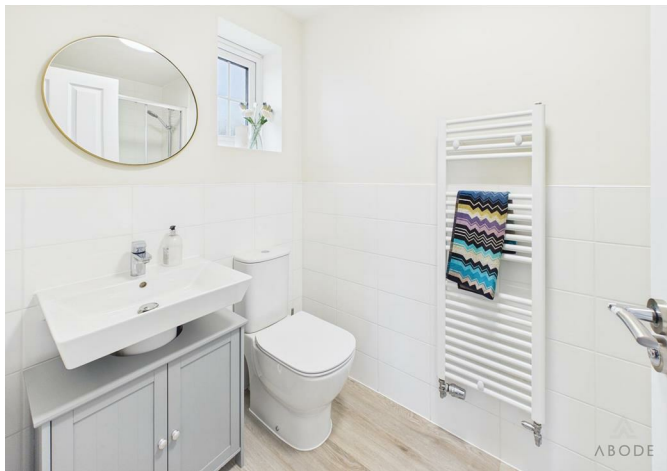
To the first floor, the master bedroom benefits from a dressing area and en-suite shower room, whilst the second double bedroom also enjoys its own en-suite facilities. There are two further double bedrooms together with an additional single bedroom which could also serve as a nursery or home office. The accommodation is completed by a well-appointed family bathroom.

Externally, the property enjoys landscaped gardens to both the front and rear elevations, incorporating lawned areas, pebbled borders and a paved patio seating area ideal for outdoor entertaining. A further side lawn area adds to the overall outside space.

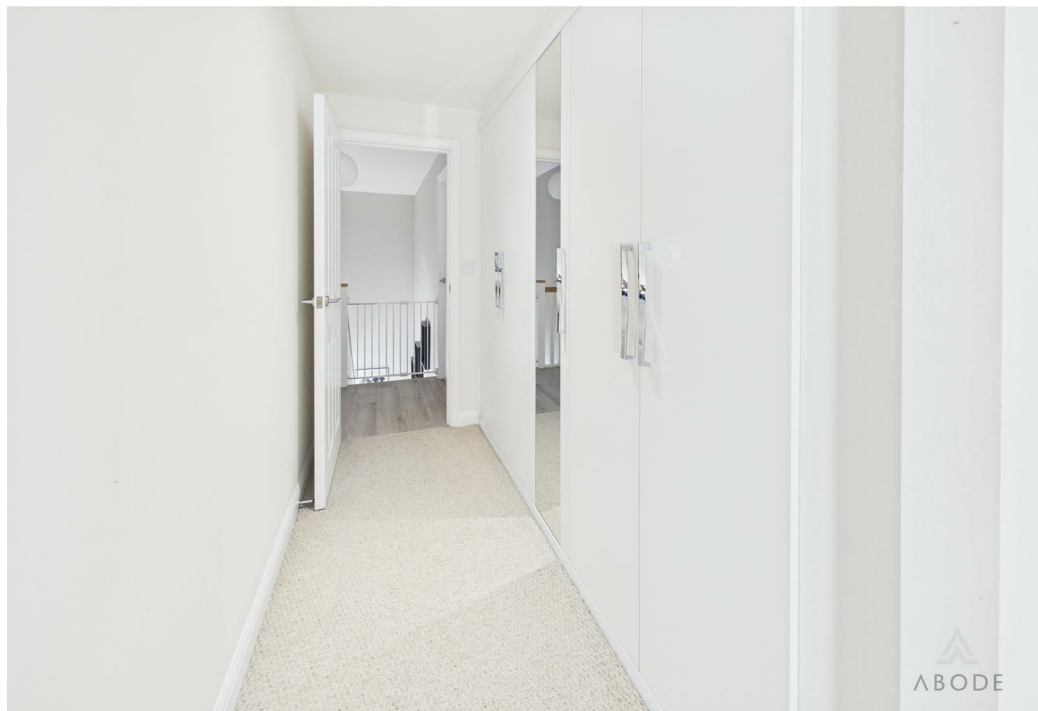
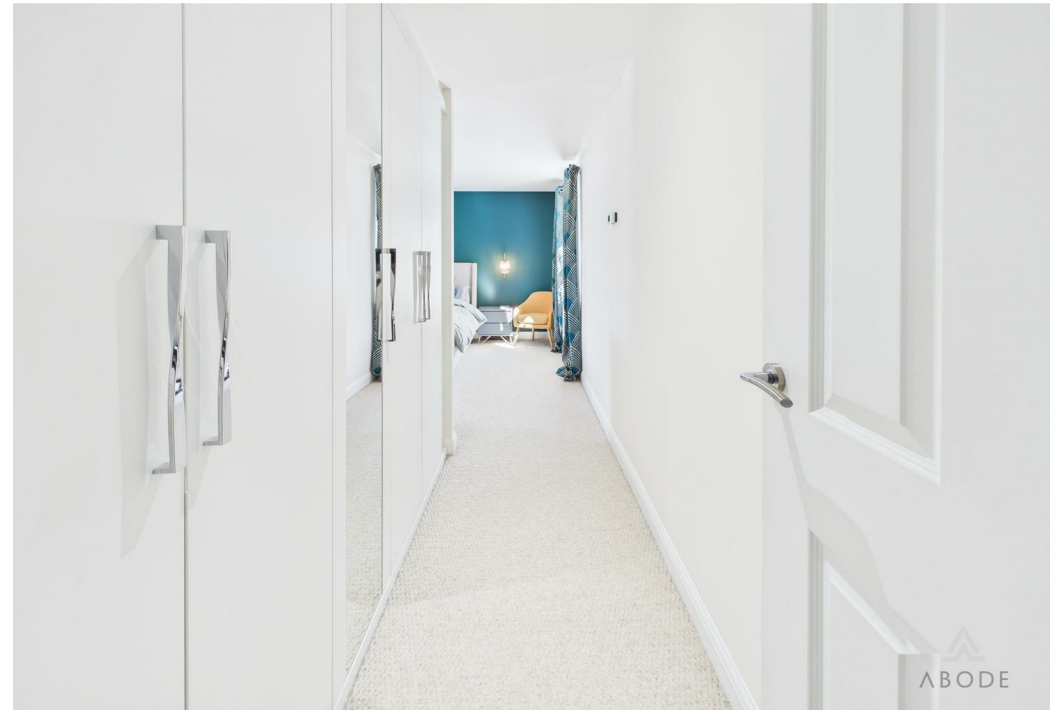


















Floor 0

Approximate total area^m

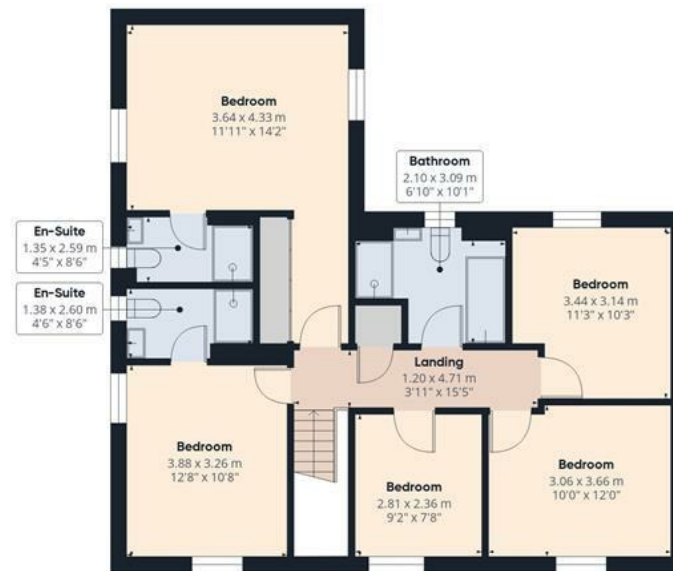
170.7 m²

1840 ft²

Reduced headroom

0.9 m²

9 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	