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SALES & LETTINGS

Manor Farm, Drakelow Road, Walton-On-Trent, DEI2 8NB

Asking Price £575,000

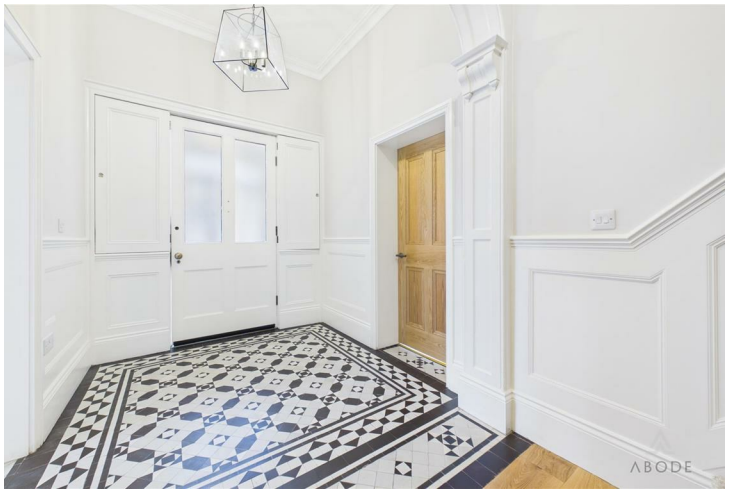


https://www.abodemidlands.co.uk



Cedar Cottage is a beautifully designed four-bedroom home offering well-proportioned accommodation arranged over two floors.





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Accommodation

The property is accessed via an entrance hallway featuring Minton tiled flooring, with doors leading to the principal ground-floor accommodation and stairs rising to the first floor.

Positioned to the left of the hallway is the living room, a welcoming reception space benefiting from high ceilings and a bay window incorporating French doors that open onto the rear patio and garden, creating an excellent connection between the indoor and outdoor living spaces.

The kitchen diner is situated on the opposite side of the hallway and has been thoughtfully designed to provide ample space for both cooking and dining. The room enjoys a dual-aspect layout, with windows overlooking the courtyard and a further side aspect, together with a side entrance door providing additional access. The kitchen is fitted with a bespoke range of units, complemented by quartz worktops and a selection of integrated appliances.

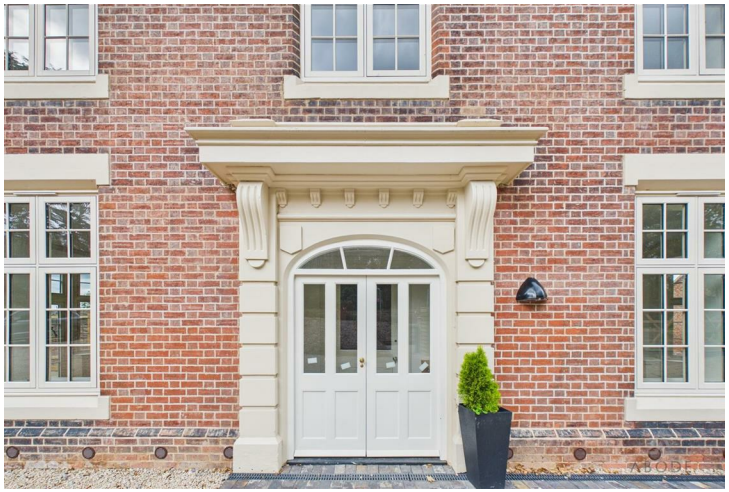
Completing the ground floor is a useful guest cloakroom.

The first-floor landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys a dual-aspect position with views towards the surrounding countryside and benefits from its own en-suite shower room.

The remaining bedrooms are served by a well-appointed family bathroom fitted with a bath and shower over.



Externally, the property enjoys private gardens and patio areas, together with two allocated parking spaces within the exclusive development.




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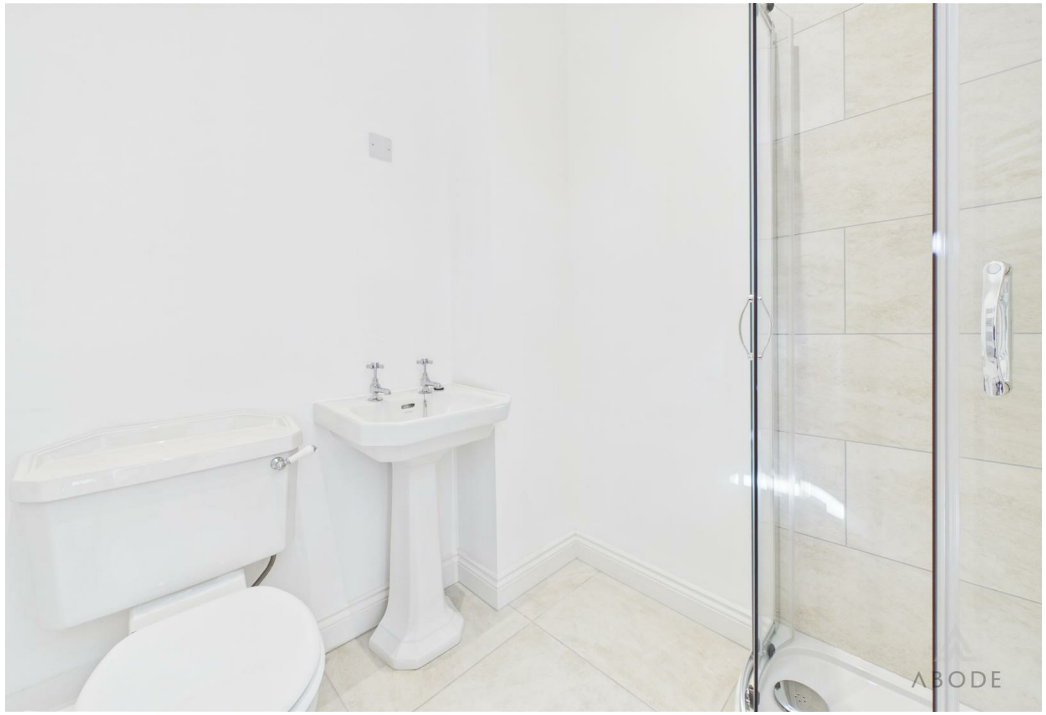

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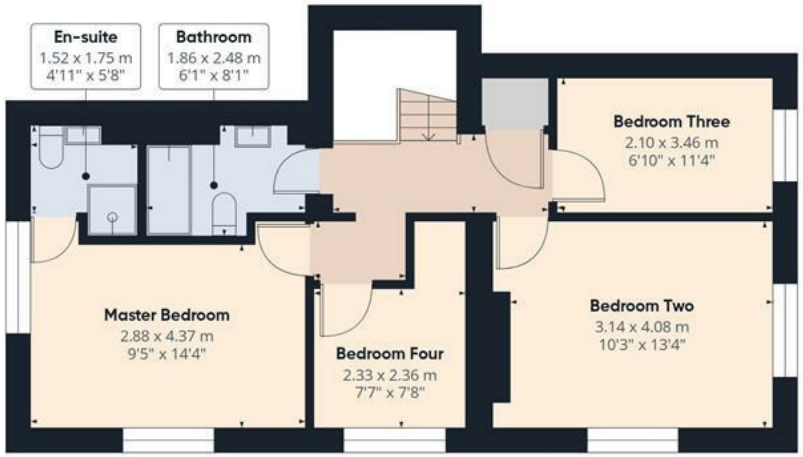

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Floor 0





Floor 1

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Approximate total area(1)

118.4 m²

1276 ft²

(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.

GIRAFFE360



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	

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