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SALES & LETTINGS

Sidings Drive, Drakelow, DE15 9UP

Offers Over £250,000



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A well-proportioned three-bedroom semi-detached home offering well-arranged accommodation across two floors, complemented by a driveway providing off-road parking and an enclosed rear garden. The accommodation comprises an entrance hall, guest cloakroom/WC, spacious living room and a kitchen/diner with French doors opening onto the rear garden. To the first floor are three bedrooms, including a master bedroom with en suite facilities, together with a family bathroom.





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Accommodation

Ground Floor

The property opens into an entrance hall providing access to the guest cloakroom/WC, fitted with a low-level WC and wash hand basin. The living room is positioned to the front of the property, offering ample space for freestanding furniture, with a window to the front elevation, a staircase rising to the first floor and a useful under stairs storage cupboard.

The kitchen/diner extends across the rear of the property and is fitted with a range of wall and base units with complementary work surfaces, an oven and hob, together with a sink positioned beneath a window overlooking the rear garden. There is ample space for a dining table and chairs, with French doors providing direct access to the rear patio and garden.

First Floor

The first-floor accommodation comprises three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, comprising a shower enclosure, wash hand basin and WC. Bedroom two offers space for bedroom furniture and a desk, whilst bedroom three provides a versatile space suitable for use as a single bedroom, nursery or home office. Completing the accommodation is a separate family bathroom fitted with a bath, wash hand basin and WC.

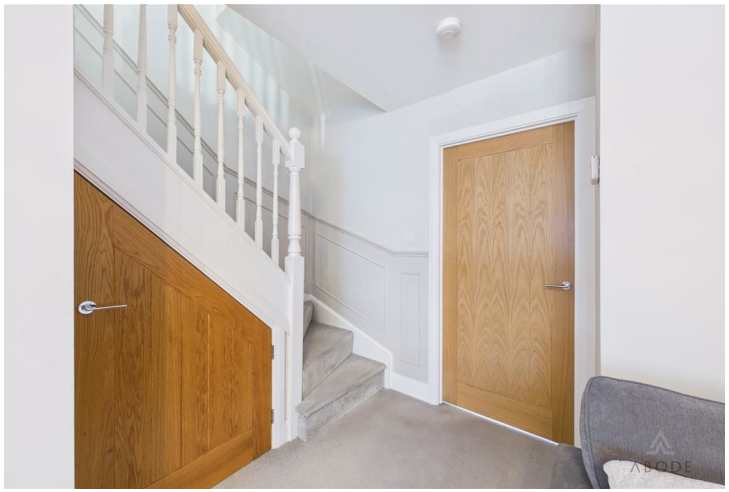
Outside



To the front of the property is a planted frontage enclosed by low-level railings, with a driveway to the side providing off-road parking.

The enclosed rear garden features a paved patio seating area immediately adjoining the property, leading onto a lawn with raised planted borders. The garden is enclosed by timber fencing, with gated side access leading to the driveway.

Location





















Drakelow is a residential area conveniently positioned for access to Burton-on-Trent and Swadlincote, both offering a range of shops, supermarkets, leisure facilities and everyday amenities. The surrounding countryside provides opportunities for walking and outdoor recreation, including the nearby Rosliston Forestry Centre.




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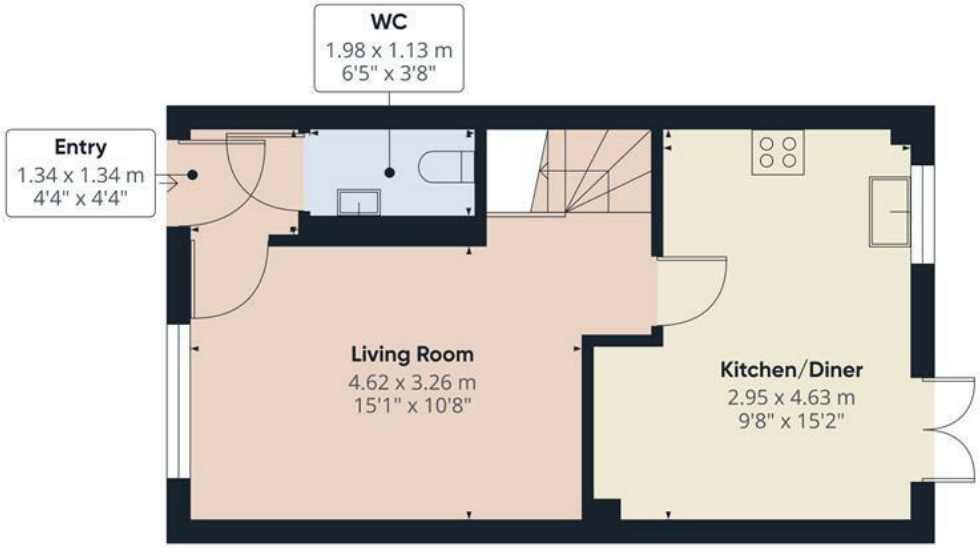




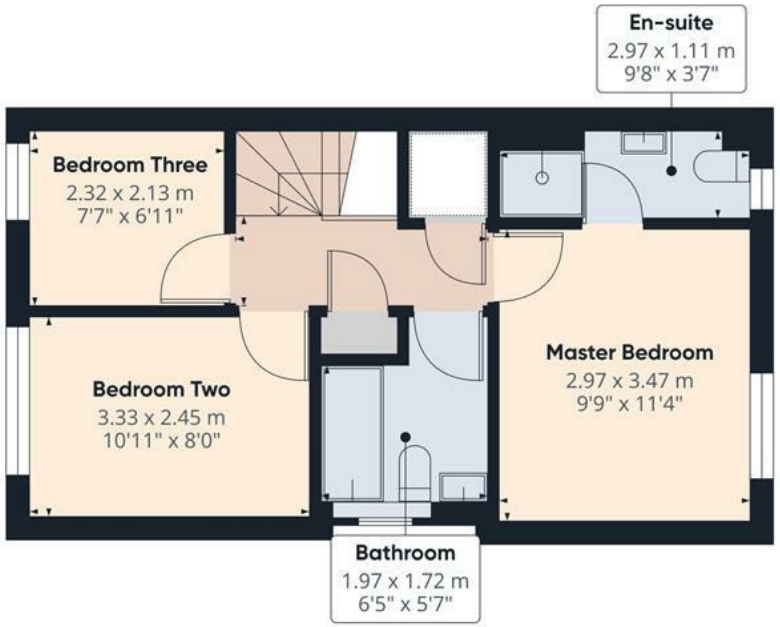








Floor 0



Floor 1



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Approximate total area(1)

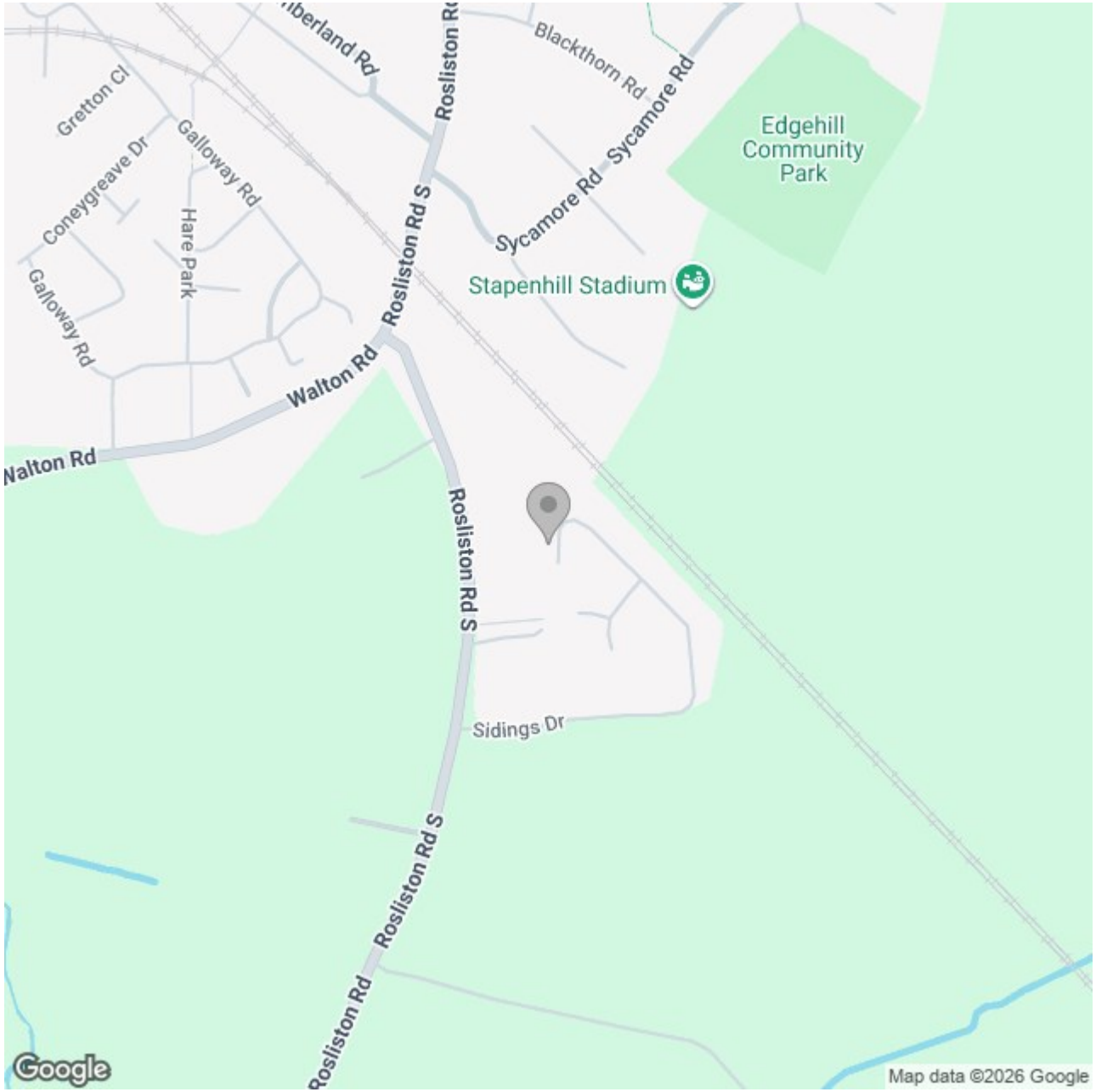
73 m²

786 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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