

# Hare Park

Drakelow, Burton-on-Trent, DE15 9FU

John  
German





# Hare Park

Drakelow, Burton-on-Trent, DE15 9FU

£425,000

**A stunning family home boasting an exceptional interior with a highly impressive, refitted dining kitchen, three reception rooms, master bedroom with refitted luxury en-suite, all standing on a superb, secluded plot with a good expansive driveway, double garage, and beautiful landscape gardens.**



Situated on a popular modern development just on the fringe of Burton-on-Trent in Drakelow is this highly impressive detached family home occupying a secluded position off Hare Park with the benefit of good expansive off-road parking. Build by David Wilson Homes in 2016, the location benefits from excellent transport links provided by the A38 and A50 with Burton-on-Trent town centre just a few minutes' drive away, together with good access the Cathedral city of Lichfield.

Featuring a superb and stylish interior with a large reception hall creating the perfect entrance with staircase off to first floor and doors leading off, there is the all-important home office/study with window framing views to the front.

The living/dining room is a great space, with preparation for wall-mounted television, window framing views to the front and French doors opening out to the rear gardens.

The highlight of the ground floor is the stunning, upgraded and refitted contemporary kitchen, fitted with a range of base and eye level units with Corian work surfaces over and island providing the centre piece, again with the matching work surface and feature oak block surface. There is a range of integrated appliances including induction hob, double oven and grill, single oven and grill, microwave combi-oven, and dishwasher. There is also space for fridge-freezer, a window and French doors to the gardens and door off to the useful utility room with additional appliance space and door to the side.

Off the hallway is the guest WC with close coupled WC and wash hand basin, completing the ground floor accommodation.

To the first floor, the good sized galleried landing has airing cupboard and doors leading off to four bedrooms, with the master being superbly appointed with fitted wardrobes across one wall, views over the rear gardens and an exceptional refitted luxury en-suite bathroom with rolltop bath, vanity unit with basin, part-tiled walls, mirror and window to the rear. Bedrooms two, three and four are all generous doubles, served by an impressive family bathroom with a well-appointed suite comprising panelled bath, separate shower cubicle, pedestal wash basin and WC.

Outside, the property enjoys a wide driveway providing ample off-road parking and access to a detached double garage with an electric up and over front entrance door, and further parking space to the right-hand side. The rear gardens are a highlight of the outdoor space, being landscaped and established to offer the perfect space for summer evenings, together with paved terrace, pergola, ornamental fishpond, and a bespoke shed providing useful storage. The property is situated off a private drive, serving just a handful of properties.

Note: We understand that there is an estate management fee of approximately £14 PCM.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

<https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning>

**Our Ref:** JGA/29072021

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1852.54 ft<sup>2</sup>

172.11 m<sup>2</sup>

(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.

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



