

Hare Park

Drakelow, Burton-on-Trent, DE15 9FU

John 
German





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£390,000

A fantastic detached home with show home presentation throughout, jam packed full of features including multiple living areas, spacious south westerly garden, garage and driveway. Located close to local parklands, schools, shops and close to major transport routes -this is truly the perfect family home.

As you enter the property into the large entrance hall you first come to a separate sitting room on the right hand side, this space can have multiple uses and would make a great home office or play room.

On the left hand side you will enter the extra large living room complemented by feature lighting, stylish wall paper and plush carpets - this is an ideal space to spend time with friends and family.

Before you enter the open plan kitchen and dining room you will find a conveniently located downstairs cloakroom.

The open plan kitchen and dining room is the hub of the home and is guaranteed to impress. The modern kitchen has masses of storage options, stylish worktops and in built appliances. It also overlooks the rear garden and benefits from multiple large windows. The kitchen flows into the large dining space which is an ideal spot for entertaining with friends and family. There is also a bonus utility room with good storage and room for a washing machine and tumble dryer.

The tranquil back garden is a perfect size for the children to play and enjoys a south westerly aspect. There is a large paved patio area for entertaining which is complemented by an immaculate lawn. At the bottom of the garden there is a pergola which would make an ideal spot for a hot tub!

The first floor is just as impressive as the ground floor. The three secondary bedrooms are all spacious and are ideal for children's bedrooms or for guests. The bedrooms are serviced by a sparkling family bathroom which is complete with separate bath, large shower, sink and WC.

The opulent master suite is the ideal space to retreat after a long day. This lovely room is well finished with built in wardrobes, stylish wall paper and an immaculate en suite which consists of a large shower, sinks and WC.

Outside to the front is an area to park numerous cars with ease.

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.

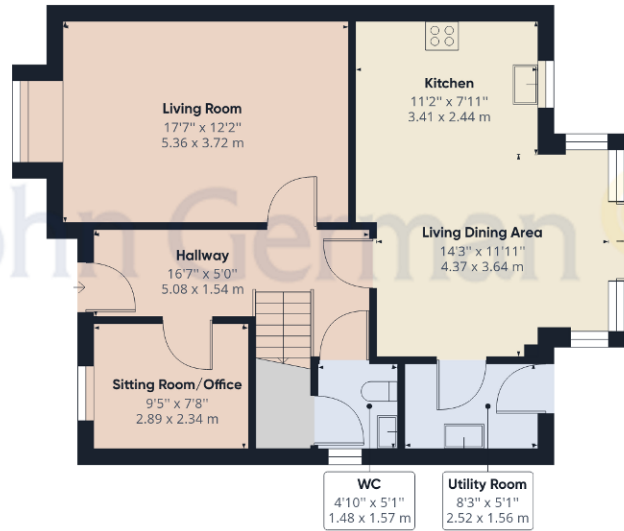
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14082023

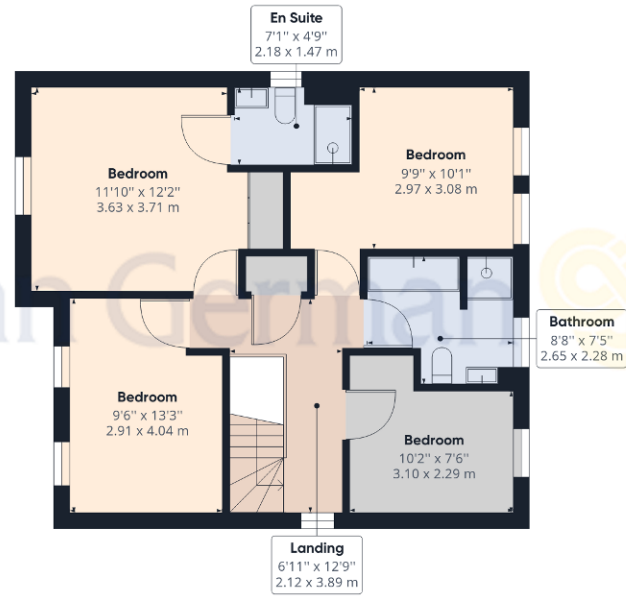
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E



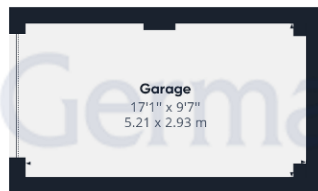




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1612.75 ft²

149.83 m²

(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.



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		

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