

Parsons Way

Drakelow, Burton-on-Trent, DE15 9UN

John
German





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Offers over £390,000

This delightful 4 bedroom detached property is immaculately presented throughout and is ready for a new family to call it home. This home is jam packed full of features including multiple living areas, large single garage, additional parking for a caravan and a generous rear garden. Ideally located close to local parklands, schools and has great transport links.



As you enter the property into the hallway you'll notice the immaculate presentation straight away, the separate office is on the left-hand side and overlooks the front gardens and adds flexibility to the floorplan.

The spacious separate lounge is on the right-hand side, this king sized room benefits from modern décor and large windows. Before you reach the open plan kitchen/diner there is a conveniently located downstairs cloakroom.

The open plan kitchen/dining room is the heart of the home, this wonderful room overlooks the lush rear gardens. The kitchen benefits from masses of storage, quality in built appliances and great workspace. The dining room is a generous size and has direct access to the rear gardens through double doors. The utility room is located next to the open plan area and benefits from multiple storage options and space for white goods.

The rear gardens are well looked after, and consist of a large lawn area, potting shed, storage shed and raised garden beds. It is very generous for a new build and has plenty of space for children and pets.

The sleeping accommodation is on the first floor, the 3 secondary bedrooms are all a fantastic size and ideal for a family. The bedrooms all benefit from modern décor and large windows. They are serviced by a sparkling family bathroom which consists of a separate bath and shower, sink and WC.

The well sized master suite benefits from built in wardrobes and ensuite consisting of modern shower, sink and WC.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Please note there is a green space charge for the development of £21.35 per month

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: JGA29082023

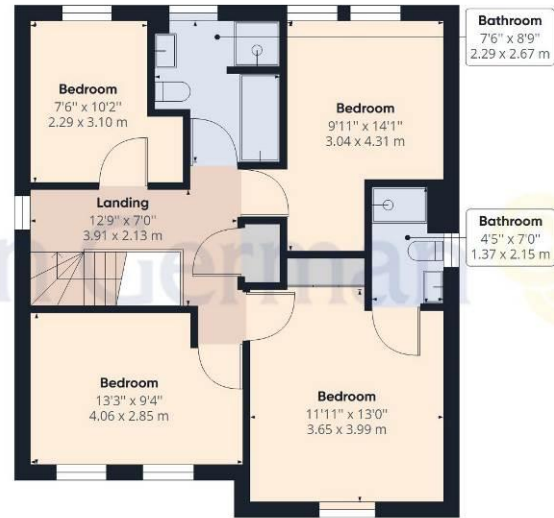
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E



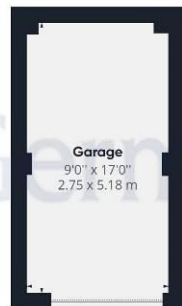




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1568.15 ft²

145.69 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.

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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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