

Whitwell Drive

Drakelow, Burton-on-Trent, DE15 9WZ

John
German





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£375,000

A superb contemporary detached residence with an enhanced specification and quality interior finish, all set on a prime plot with southerly rear aspect and landscaped frontage.



The property is superbly presented and benefits from numerous improvements including bespoke storage and fitted wardrobes, a fitted home office, feature oak wall panelling and fitted electric blinds.

The double glazed entrance door leads you directly into the welcoming hallway which has stylish laminate flooring and the stairs off. Immediately to your right is the cloakroom which has a contemporary suite with wall hung wash hand basin having chrome mixer tap, storage below, low level WC, attractive tiled surrounds and laminate floor. To the left is the attractive front to rear lounge which has fabulous feature oak panelling to the walls and bespoke handmade storage solutions below with solid wood carcasses and soft touch doors. There are electric blinds fitted to the front bay window in addition to double glazed French doors opening onto the rear southwest facing garden which are fitted with a blackout blind. There is a superb open plan kitchen/dining/living room which has a range of quality fitments with extensive base and wall cupboards, square edged worktops, stainless steel one and half bowl sink and mixer tap, AEG appliances including a five ring gas hob with stainless steel splashback and extractor hood over, matching eye level double oven and grill, AEG dishwasher and integrated fridge freezer. There is a peninsula breakfast bar dividing the dining area together with a very useful utility cupboard which has plumbing for a washing machine and fitted shelves. There is also a further useful understairs storage cupboard. The dining area has a lovely square bay to the side aspect having fitted plantation shutters and a superb sitting area to the rear with French doors and picture windows fitted with electric blinds. There are also two large Velux roof lights, again with electric blinds, and ceiling spotlights which activate on a dimmer control.

To the first floor, there is a landing with balustrade and tall south facing window. There is a useful walk in cupboard with shelves, loft access with drop down ladder, light and partial boarding. The master bedroom features oak panelling to one wall and a bay window to the front having blackout blinds and plantation shutters. There is a range of bespoke quality fitted wardrobes, a media panel and first floor central heating thermostat control. The master bedroom comes with an attractive en suite having tiled shower with glazed screen and thermostatic fitment, wash hand basin with storage below, fitted cabinet above, WC, chrome heated towel rail and laminate flooring. Double bedroom two also comes with high quality bespoke fitted wardrobes whilst bedroom three has been expertly fitted with desk units, quality storage, oak wall panels above and a cupboard with soft close doors - all being ideal for use as a home office. The two bedrooms are both served by a superior family bathroom being particularly stylish with bath in full height tiled surrounds having chrome mixer tap and shower fitment, wash hand basin with storage below and mirror over, low level WC, tiled shower with thermostatic fitment and glazed enclosure, tiled floor and chrome heated towel rail.

The property occupies a prime corner plot overlooking landscaped open space and served off a private block paved shared drive with two car parking spaces and access to the single garage. The landscaped front and side garden have lawns and planted borders, being enclosed by attractive, decorative iron railings. There is a side pedestrian access off the driveway leading to a part walled rear garden having a favourable southwest aspect, superb spacious patio areas, walls and attractively landscaped borders.

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

Property construction: Brick. **Parking:** Drive & garage. **Electricity supply:** Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas central heating. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

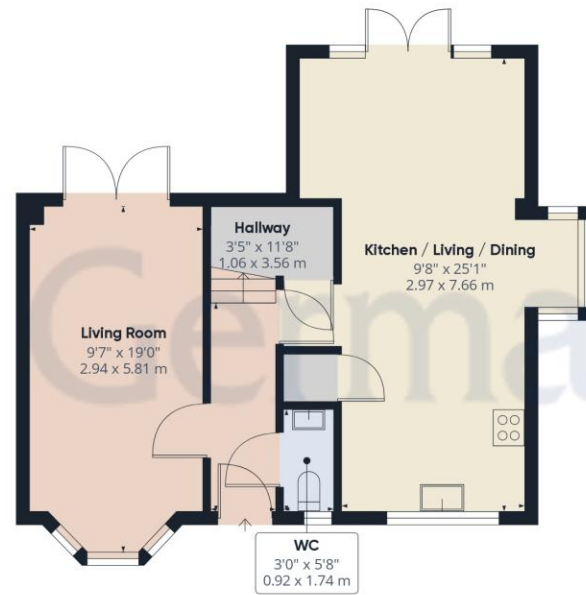
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

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

Our Ref: JGA/23012024





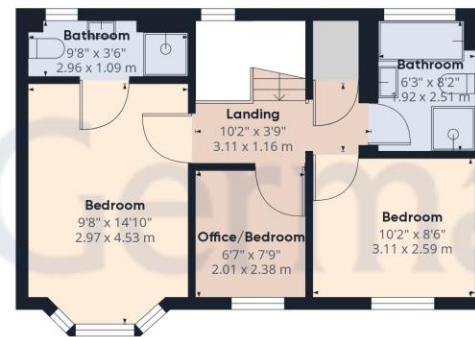


Ground Floor

Approximate total area¹⁾

1001 ft²

93 m²



Floor 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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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