

Whitwell Drive

Drakelow, Burton-on-Trent, DE15 9WZ



Immaculately presented three bedroom detached home in the popular area of Drakelow. Benefitting from an open plan living kitchen diner and separate garden office, this home has something for everyone.

Offers in the region of £310,000

John German 

The property itself is located in Dracan village and fronts on to lovely green space. There is a driveway and detached garage for parking.

You enter the home and you can see the level of presentation straight away, the hall and open plan living area feature laminate flooring and neutral décor. There is a conveniently located cloakroom WC at the front of the home.

To the left hand side is a separate lounge, this room features neutral décor, carpets and wall panelling and window framing views to the front.

The heart of the home is the open plan living/dining/kitchen which is at the rear, this room features multiple skylights and overlooks the rear garden. The kitchen itself is well equipped with double ovens, gas hob and a range of in built appliances in addition to lots of storage. There is also a purpose built utility area with space for washing machine and tumble dryer.

The first floor consists of three bedrooms and family bathroom.

The two secondary bedrooms both have neutral décor and carpets, the family bathroom benefits from a separate bath, shower, sink and WC.

The master suite is neutrally decorated and is carpeted, its complemented by an ensuite with shower, WC and toilet.

Outside, the rear gardens are well presented and consist of lawn, large paved patio and a standalone summer house which is currently being used as an office.

Note: This property is not currently registered with Land Registry.

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

Property construction: Brick

Parking: Driveway Mains

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 C

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

Our Ref: JGA26022024

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Score	Energy rating	Current	Potential
92+	A		95 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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