



john German



Built in 2019 and still benefiting from the remainder of its 10-year NHBC warranty, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors and is neutrally decorated, making it ready for its new owner to move straight in.

Guide Price £260,000



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The property is entered via a welcoming entrance hallway, which provides access to a convenient ground floor WC fitted with a low-level WC and hand wash basin. To the left is the generous living room, which offers ample space for family furniture and is enhanced by a bay window allowing plenty of natural light. The room also benefits from a useful understairs storage cupboard.

To the rear of the property is the modern kitchen diner, designed to suit both everyday family life and entertaining. The kitchen is fitted with a range of wall and base units and drawers, together with a full complement of integrated appliances including a fridge freezer, dishwasher, washer dryer, eye-level oven, gas hob and extractor fan. There is ample space for a dining table and chairs, while French doors open directly onto the rear garden, creating a bright and sociable space.

The first floor offers two well-proportioned double bedrooms, both featuring fitted sliding wardrobes. Completing this floor is the family bathroom, which comprises a bath with shower over, WC and hand wash basin, with tiled surrounds to the bath and shower area for easy maintenance. A further internal hallway leads to the staircase rising to the second floor.

Occupying the entire second floor is the impressive master suite, providing a private and peaceful retreat. This spacious double bedroom includes a dedicated study area, ideal for home working, along with a modern en-suite shower room comprising a shower cubicle, WC and hand wash basin. The room is bright and airy, benefitting from a front-facing window within the study space and two rear Velux windows, offering pleasant views across the gardens and sky beyond.

Externally, the property enjoys a well-maintained rear garden, predominantly laid to lawn with paved patio areas positioned near the French doors and at the rear of the garden, ideal for outdoor seating and entertaining. Raised borders provide space for planting. To the front of the property is a driveway providing off-road parking for two vehicles, along with a paved pathway to the front door and a neat pebbled area beneath the bay window.

Situated in Drakelow, the property benefits from a convenient location offering a mix of residential surroundings and nearby amenities. Local convenience stores, takeaway options and pleasant walking routes are close by, while Burton-on-Trent town centre is a short drive away, providing a wider range of shops, supermarkets, leisure facilities and eateries.

The property is also well placed for access to the A38, making it suitable for commuters travelling towards Derby, Lichfield and surrounding areas. Local schooling and transport links further add to the practicality of this location.

Agents note: We understand there is a green space charge for the development - this is currently not paid but is subject to change.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 C

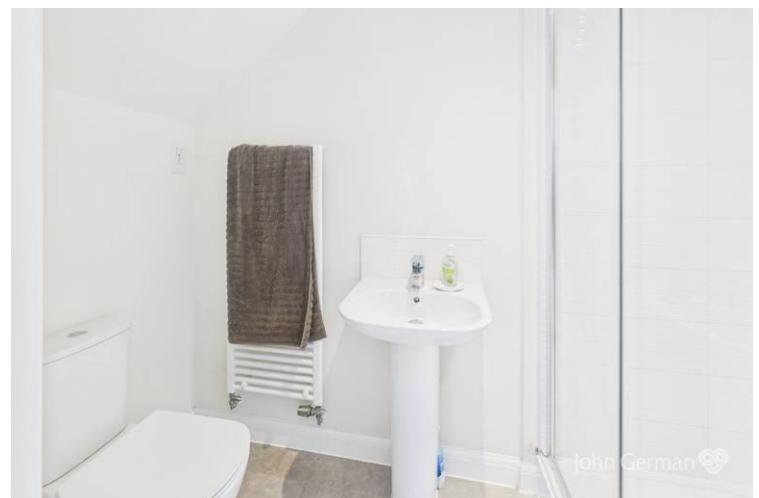
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02022026

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Agents' Notes

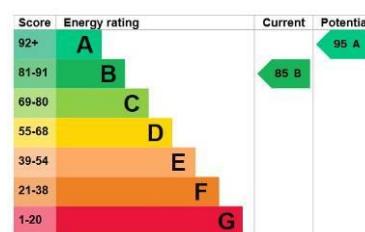
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Referral Fees

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.



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