

Galloway Road

Drakelow, Burton-on-Trent, DE15 9UJ

John German





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£395,000



A superbly designed detached family home with highlights including a light and spacious lounge with media wall and fireplace, amazing kitchen/diner opening out to gardens, utility, master with en-suite, 4 good size bedrooms in total together with a double width drive and landscaped gardens.

Built by David Wilson Homes in 2015, this lovely detached property is an ideal home for a growing family with a well designed layout on a popular modern development. Situated close to surrounding countryside and Rosliston Forestry Centre is just a short distance away as is the town centre with its range of shops and amenities.

Accommodation - Step inside the reception hall that provides a welcoming entrance with stairs to the first floor and doors leading off to the kitchen, lounge and the guest's WC with a handy storage cupboard.

The lounge is light and airy courtesy of its dual aspect also having a feature media wall incorporating a contemporary fireplace enhancing its modern yet cosy feel.

The highlight of the ground floor is a large kitchen/diner with a bay window and French doors opening out to gardens offering plenty of space for a dining table and arm chair making this a great social space. The kitchen is fitted with a stylish range of units complemented by contrasting worktops plus an integrated oven, hob and extractor. A useful utility room has fitted units and a door out to the garden. Also off the kitchen is a handy internal door to the garage which the current owners use as a gym.

The generous sized landing has doors off the four bedrooms, the master is a large double with fitted wardrobes and its own en suite shower room while bedrooms two, three and four are all well proportioned and sharing the main family bathroom with both a bath and a separate shower.

To the rear the gardens have been landscaped with a paved terrace ideal for patio furniture, shaped lawns and established borders. In addition there is a hot tub, pergola and garden shed all included in the sale.

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.

We understand there is an estate management fee of around £23 per month.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

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

Our Ref: JGA/27032026

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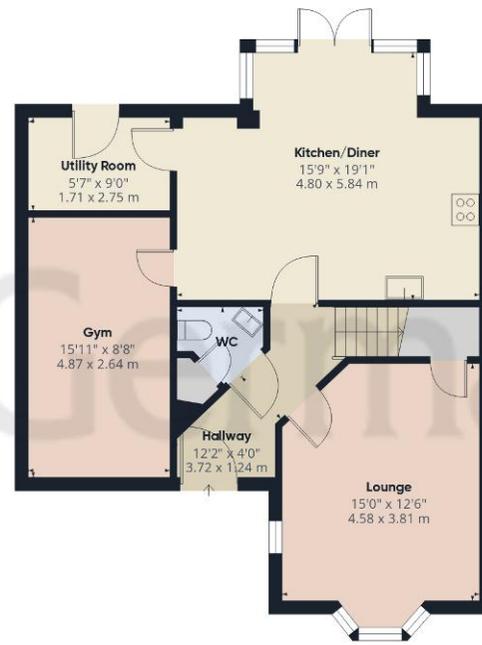






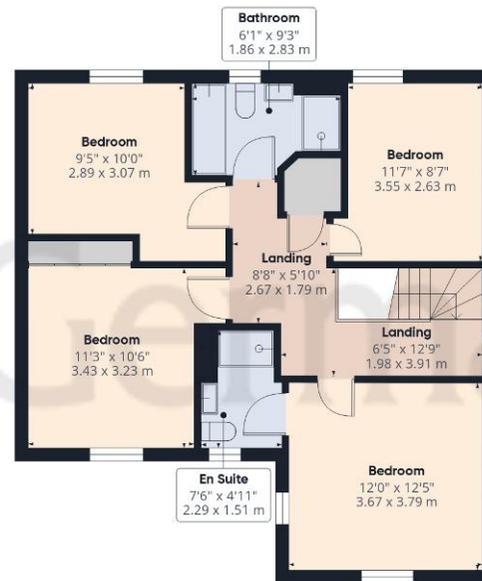






Ground Floor

Approximate total area⁽¹⁾
 1460 ft²
 135.6 m²



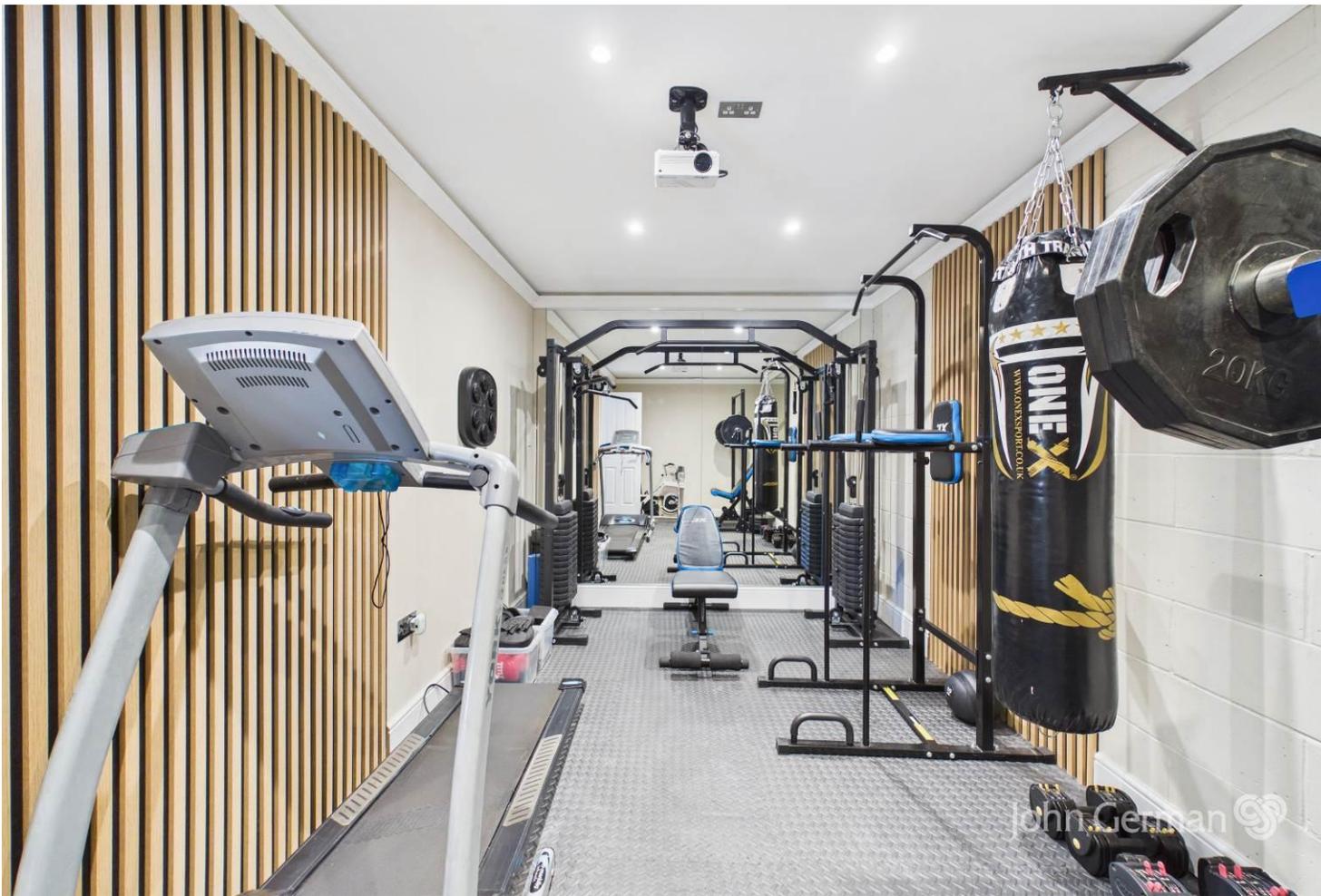
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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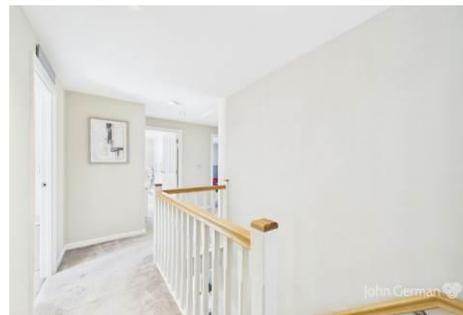
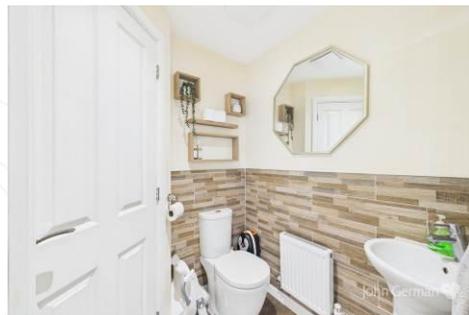
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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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