

Walton Road, Drakelow, DEI5 9UA **£404,995** 



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Abode are pleased to present to the market this rare opportunity to buy on the stunning David Wilson Drakelow Park. Call us on 01283 845888 for more information.

## \*\*\*AUTUMN 2023 COMPLETION\*\*\*

The Exeter is ideal for families needing flexible living space. The open plan kitchen-diner features a glazed bay with French doors that lead to your garden and a has separate utility. The spacious lounge with feature bay window is a perfect place to relax and full of natural light.

Upstairs, your main bedroom has an en suite shower. There are three further double bedrooms and a family bathroom with separate bath and shower.



Kitchen / Family / Dining 19133'10"m x 15666'0"m

Lounge 16709'3"m x 12631'2"m

Utility 10328'1"m x 5659'5"m

WC 54l3'4"m x 4908'l"m

Bathroom 9993'5"m x 6187'7"m

Bedroom I I263I'2"m x I2I75'2"m

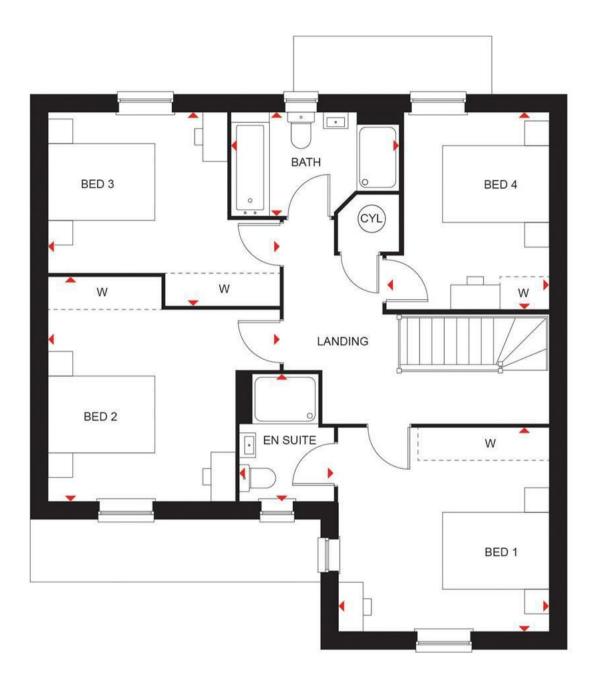
Bedroom 2 13805'9"m x 13412'0"m

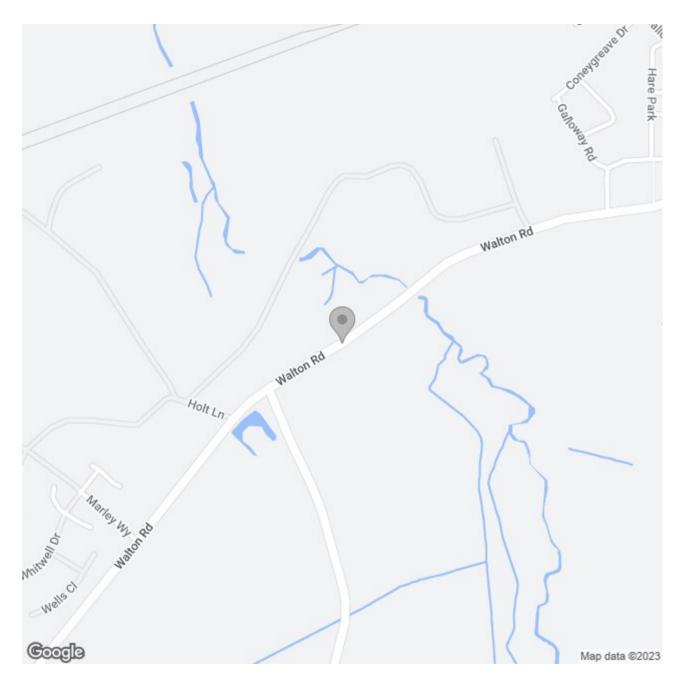
Bedroom 3 I3805'9"m x II564'II"m

Bedroom 4 11847'1"m x 9599'8"m

Ensuite 7595'I"m x 56I3'6"m







## **Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 🗚		
(81-91) <b>B</b>		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		



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