

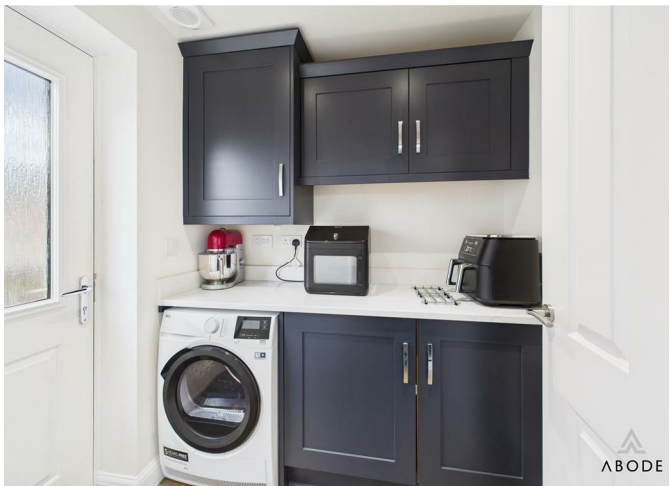




This impressive five-bedroom detached home was constructed in December 2023 by David Wilson Homes on a sought-after new development in Drakelow. Offering a generous 2,300 sq. ft. of modern accommodation, the property is presented to an excellent standard and still benefits from a NHBC warranty. Energy efficient with an EPC rating of B, the property combines contemporary open-plan living with multiple reception rooms, five double bedrooms, and stunning landscaped gardens, making it a superb family residence.

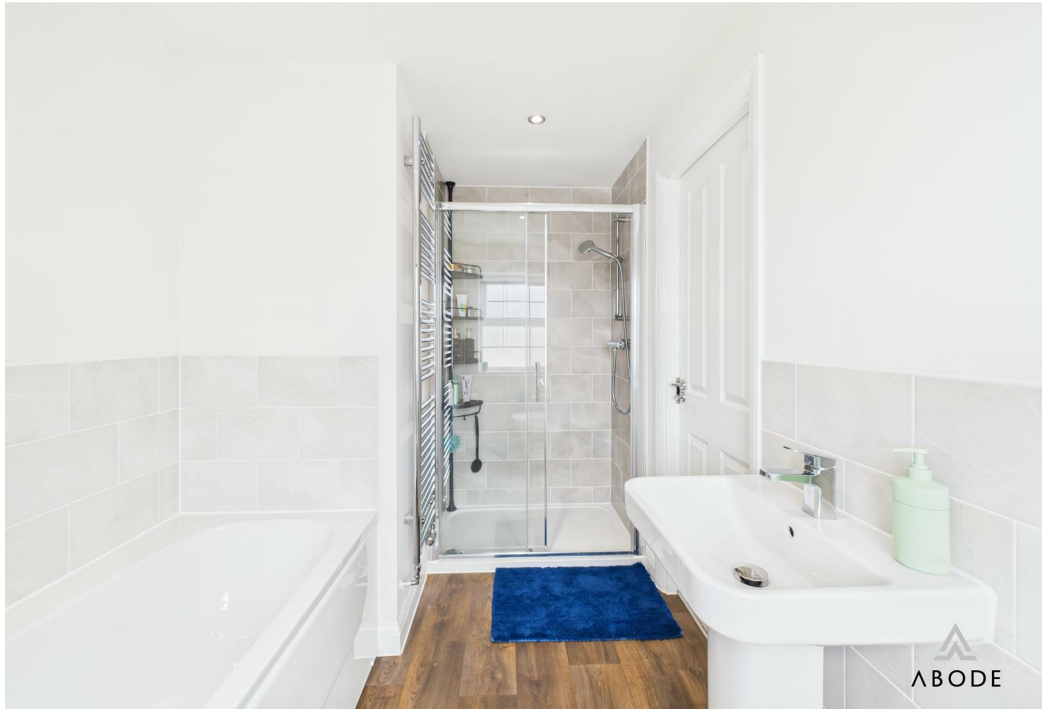




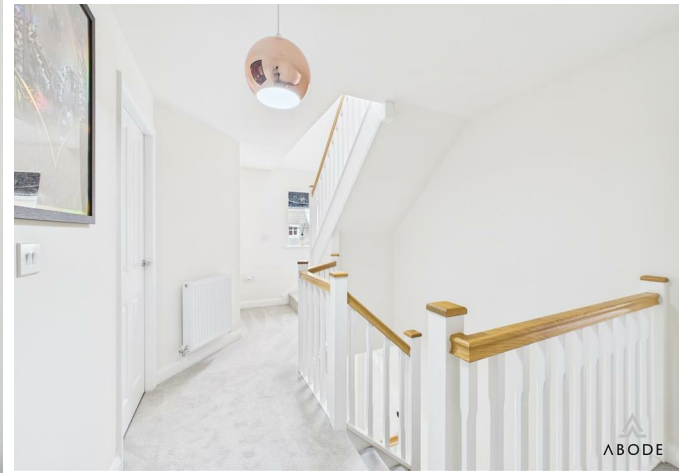


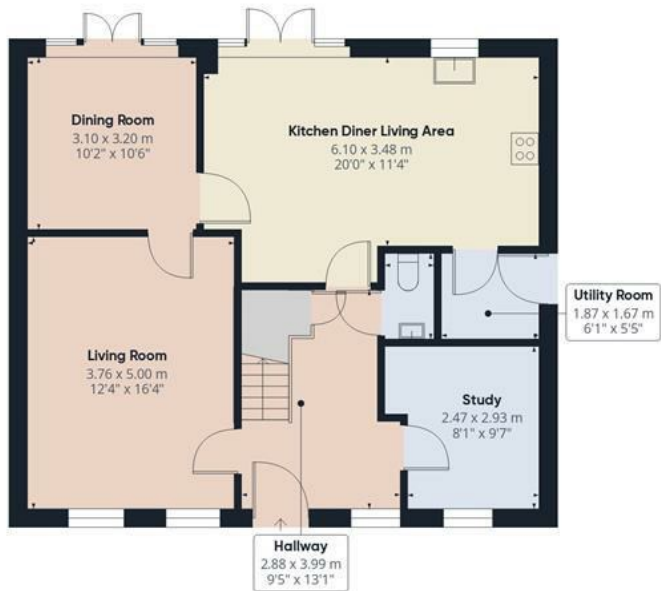




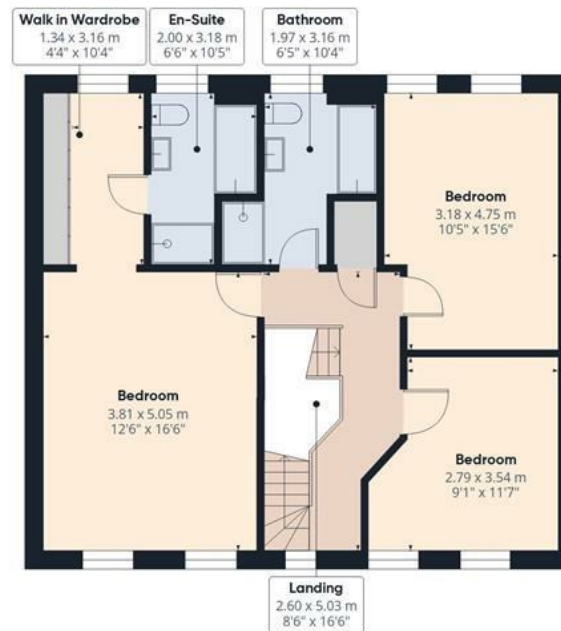




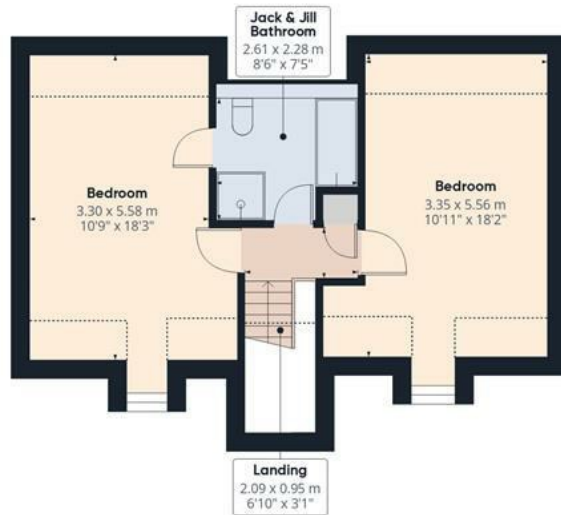




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

194.9 m²

2099 ft²

Reduced headroom

9.2 m²

99 ft²

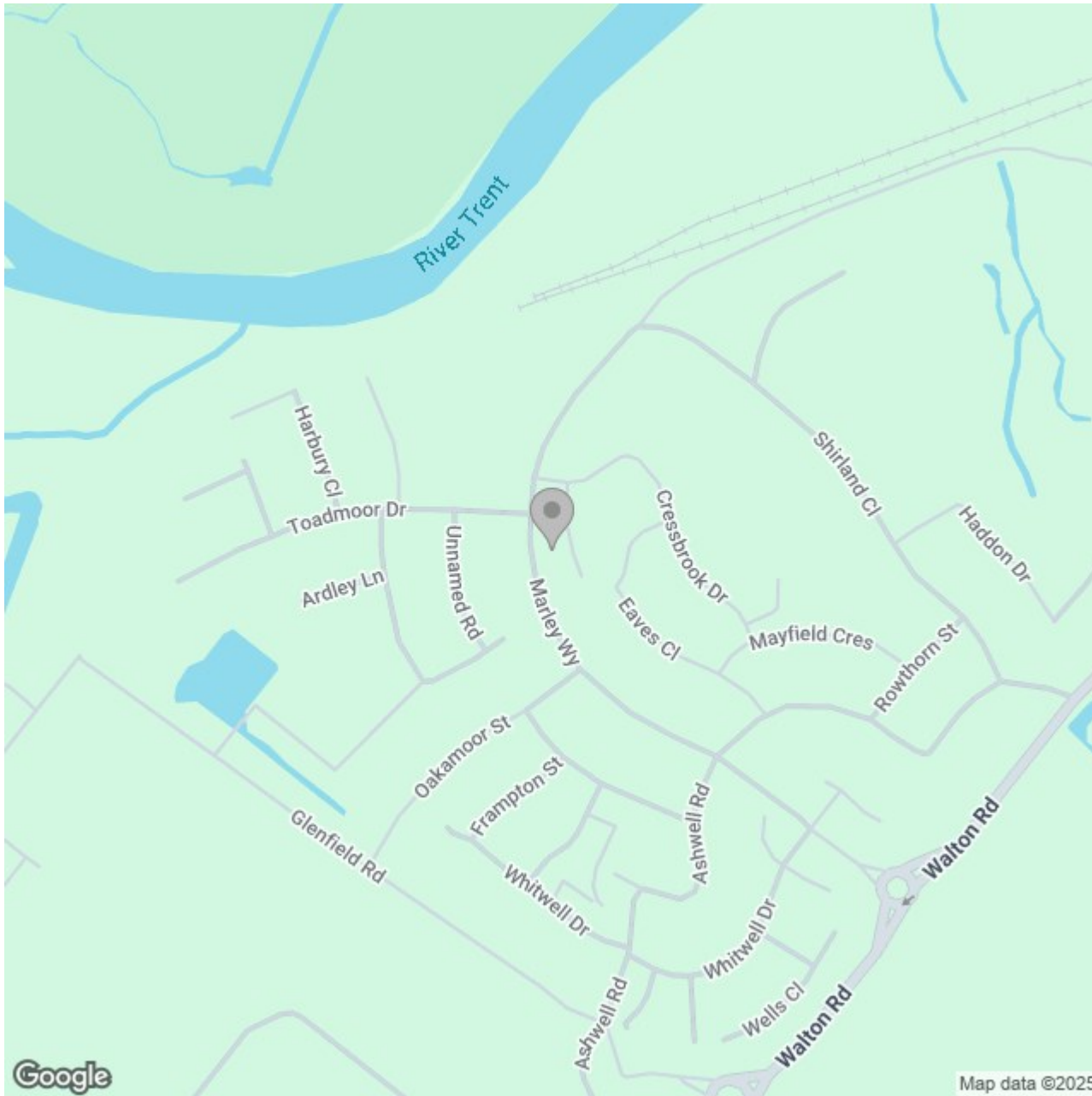
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 