





\*\*\*\* SHOW HOME STANDARD DETACHED FAMILY HOME OFFERED FOR SALE WITH NO UPWARD CHAIN \*\*\*\* This is an impressive David Wilson design property on the popular Drakelow Park development. Beautifully presented by the current owners and in brief offers a hall, good size lounge, fitted dining kitchen with built-in appliances and doors onto the garden. Utility room and guest cloakroom. Four first floor bedrooms, master bedroom with an ensuite shower room and dressing area with fitted wardrobes. Family bathroom with bath and double shower, landscaped gardens, drive, EV charging point and a single garage, fitted security alarm. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and door to -

## LOUNGE

Upvc double glazed window to the front, fitted blinds and curtains included in the sale, under stairs storage cupboard and two radiators.

## FITTED DINING KITCHEN

Fitted wall, mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric oven, gas hob and extractor hood, integrated fridge freezer and dishwasher. Radiator, upvc double glazed window and double doors onto the garden, both with fitted blinds and a door to -

## UTILITY ROOM

Fitted cupboards, work surface, plumbing and space for washing machine, radiator, door to the garden with fitted blind and door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin, radiator, upvc double glazed window.

## FIRST FLOOR LANDING

Loft access, airing cupboard, radiator and doors to -

## BEDROOM 1

Upvc double glazed window to the front with fitted blind and curtains. Dressing area with fitted wardrobes with sliding mirror doors.



## EN SUITE

Double shower, wash hand basin, low flush wc, chrome ladder style radiator and upvc double glazed window with fitted blind.

## BEDROOM 2

Upvc double glazed window to the rear with fitted blind and a radiator.







### BEDROOM 3

Upvc double glazed window to the front with fitted blind, wardrobes included in the sale and a radiator.

### BEDROOM 4

Upvc double glazed window to the rear with fitted blind and a radiator.

### BATHROOM

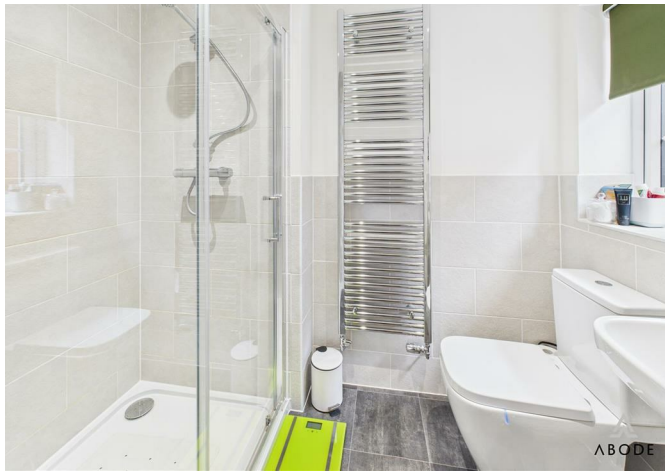
Panel enclosed bath, double shower, wash hand basin, low flush wc, chrome ladder style radiator, upvc double glazed window with fitted blind.

### OUTSIDE

Front lawn, double width drive, EV charging point, up and over door into the single garage and side gated access to the enclosed rear garden.

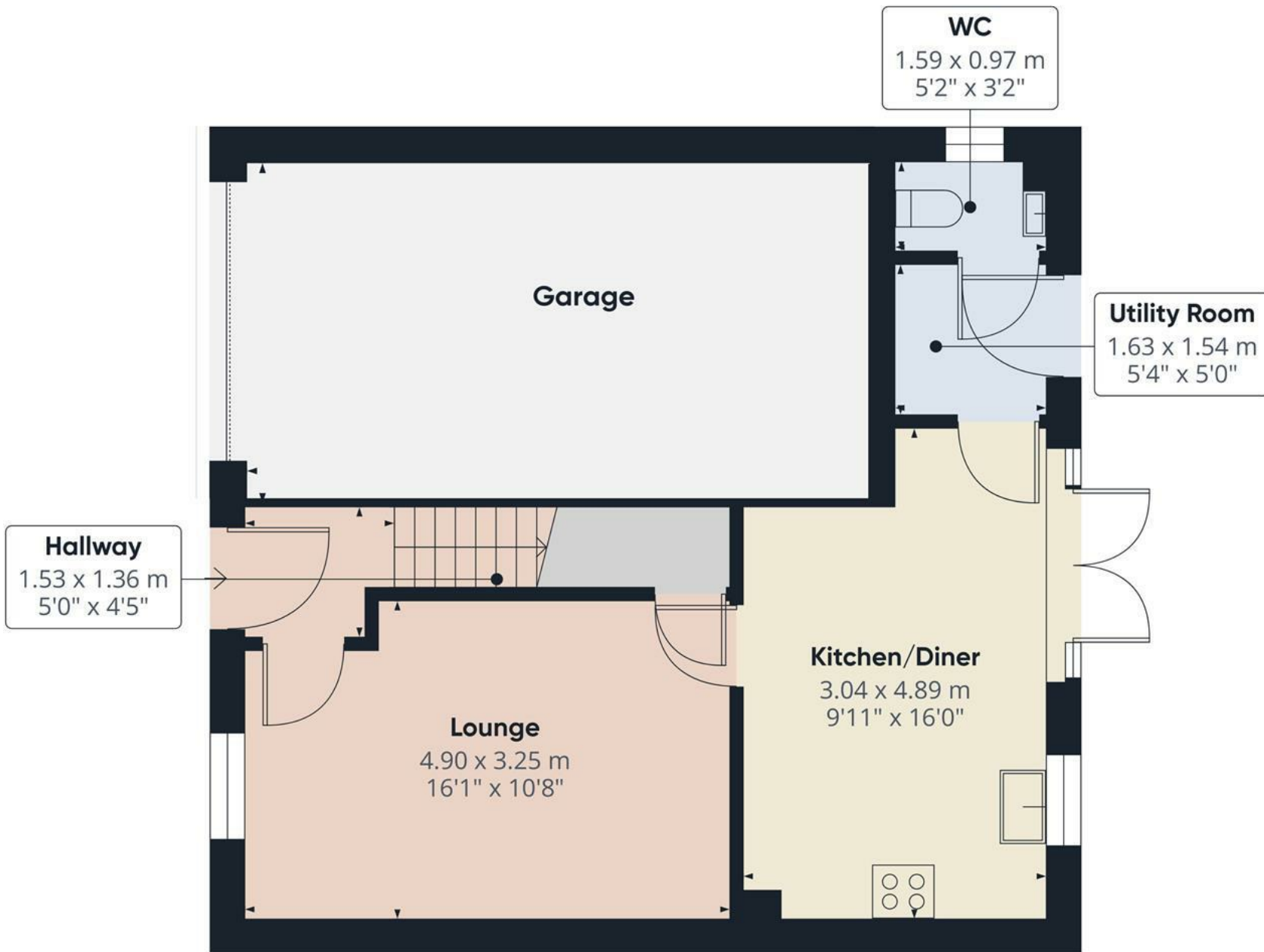
The rear garden has been landscaped to offer Indian stone seating areas, a lawn and flower/vegetable beds.









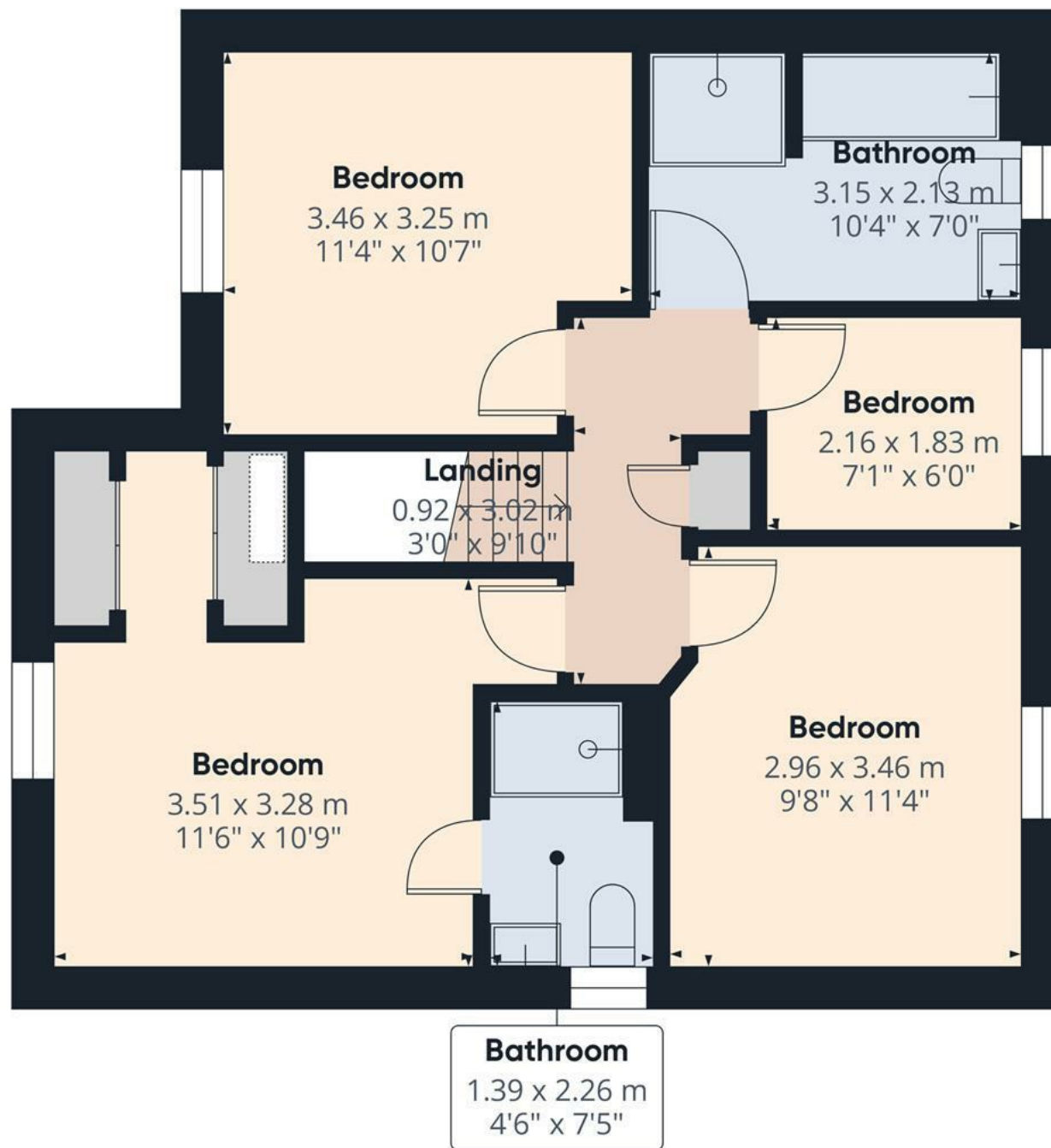


Approximate total area<sup>(1)</sup>  
38.9 m<sup>2</sup>  
419 ft<sup>2</sup>

(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.

GIRAFFE360



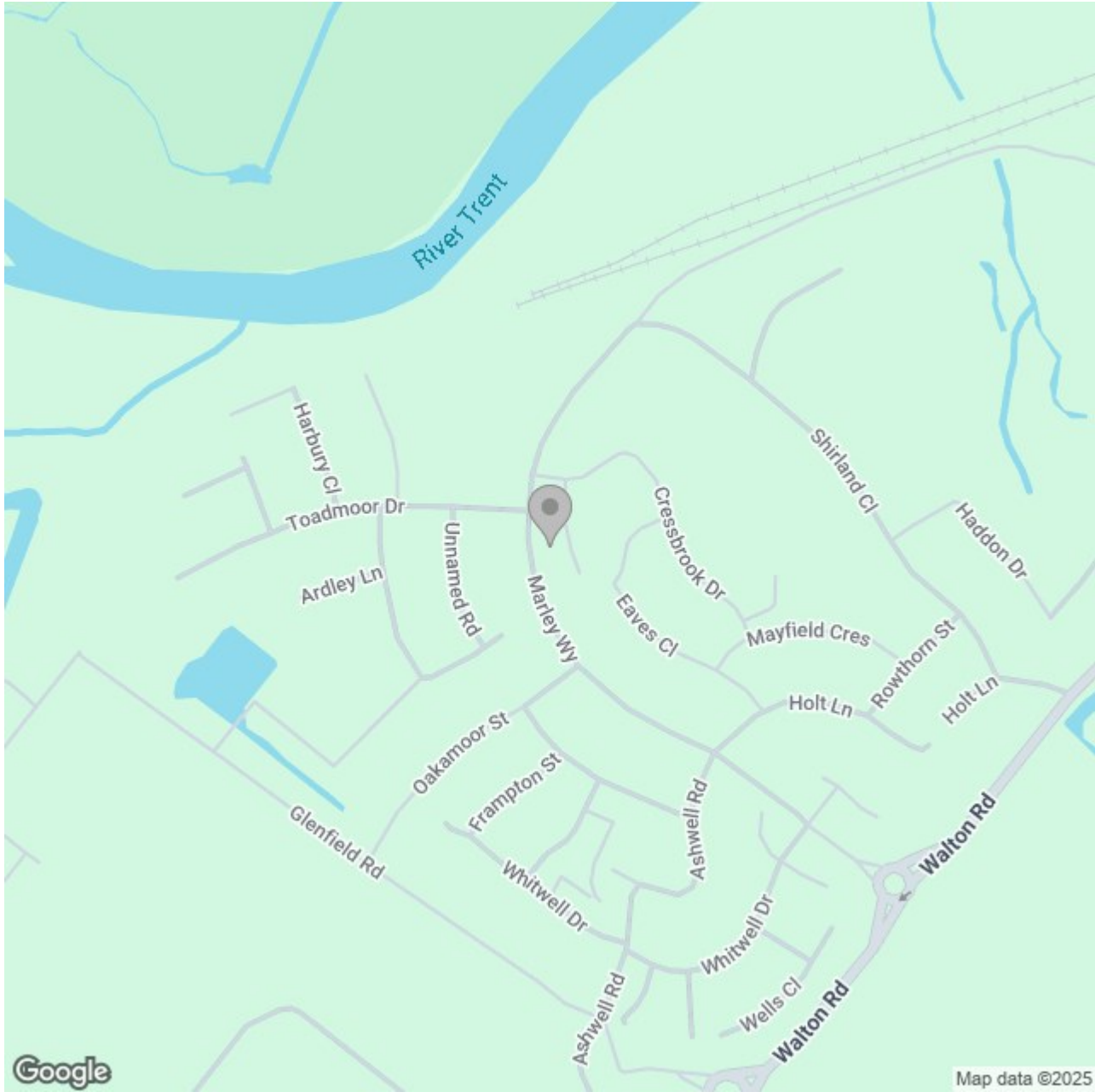
Floor 1

Approximate total area<sup>(1)</sup>  
52 m<sup>2</sup>  
559 ft<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               | 94        |
| (81-91) B                                   | 84                                                                                                            |           |
| (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  |           |