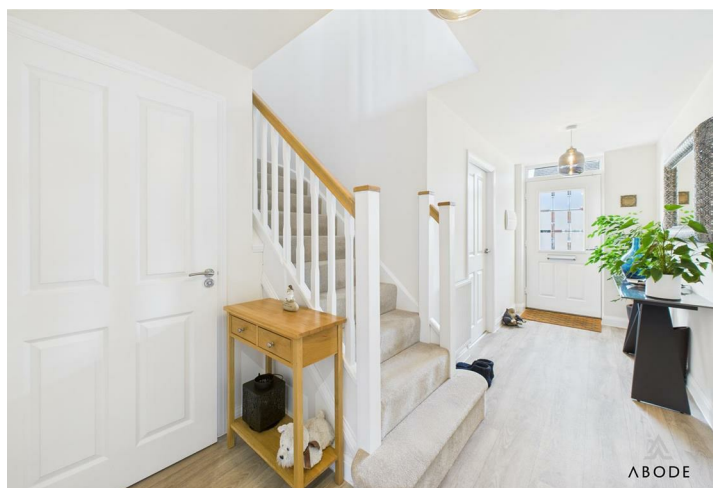






Set within the attractive David Wilson Homes development in Drakelow, this beautifully presented four-bedroom detached home offers an exceptional blend of modern design, generous living spaces and a thoughtfully landscaped garden ideal for families and entertaining. With a stunning open-plan kitchen diner, a spacious bay-fronted living room, dedicated home office and a stylish outdoor pergola area, the property delivers contemporary living in a popular, well-connected location.



## Accommodation

### Ground Floor

A bright and welcoming hallway introduces the home, finished with modern flooring and an oak-detailed staircase. To the front sits a versatile home office, perfectly suited to remote working or study needs.

Opposite, the bay-fronted living room provides an elegant and comfortable space to relax, naturally illuminated by the wide front window and offering plenty of room for varied furniture layouts.

The highlight of the ground floor is the impressive open-plan kitchen diner, fitted with modern shaker cabinetry, integrated appliances and excellent worktop space. The dining zone accommodates a large table, while the additional seating area enjoys French doors and wraparound glazing looking out to the rear garden — creating a bright, sociable setting ideal for daily family life and hosting.

A separate utility room provides practical storage and an external door to the garden, and a modern WC completes the ground floor.

### First Floor

The light and spacious landing leads to four well-proportioned bedrooms.

The rear-positioned master bedroom features twin windows and its own contemporary en-suite shower



room. Bedroom two offers generous proportions and a pleasant outlook over the front of the development. Bedrooms three and four provide excellent flexibility — ideal for children, guests or further workspace.

The family bathroom is finished with a corner bath, separate shower, modern tiling and a bright, clean aesthetic.

### Outside







The rear garden has been thoughtfully landscaped, offering a central lawn bordered by planting and enclosed fencing to ensure privacy. A standout feature is the contemporary pergola, creating a stunning outdoor living space that's perfect for entertaining, dining or relaxing throughout the warmer months.

To the side of the property, a driveway provides off-street parking and leads to the detached garage.

#### Location

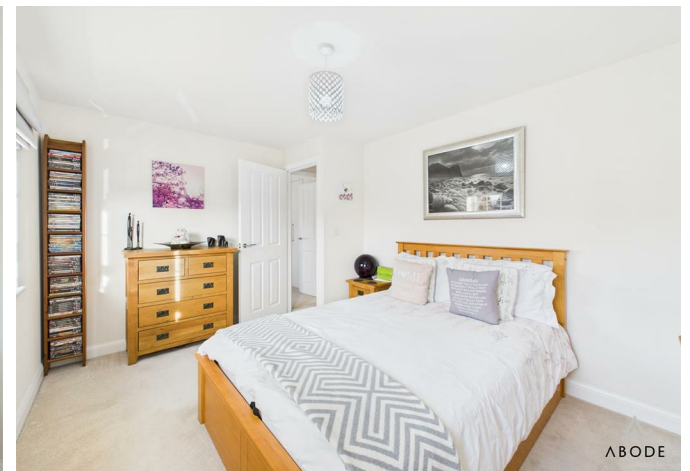
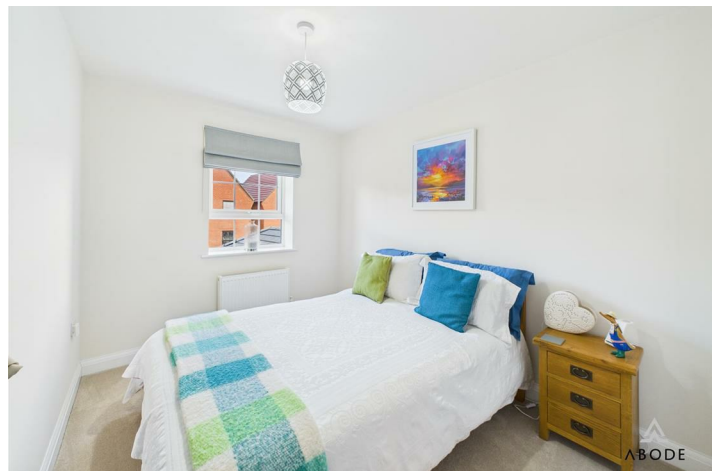
Drakelow has become a highly favoured location thanks to its smart modern developments, attractive surroundings and excellent access to nearby amenities. The area is well placed for travel towards Burton-on-Trent, Swadlincote, the A38 and A444, while everyday services including supermarkets, schools, parks and leisure facilities are all easily accessible. Scenic riverside walks and open green spaces nearby further enhance the lifestyle offered by this well-connected setting.

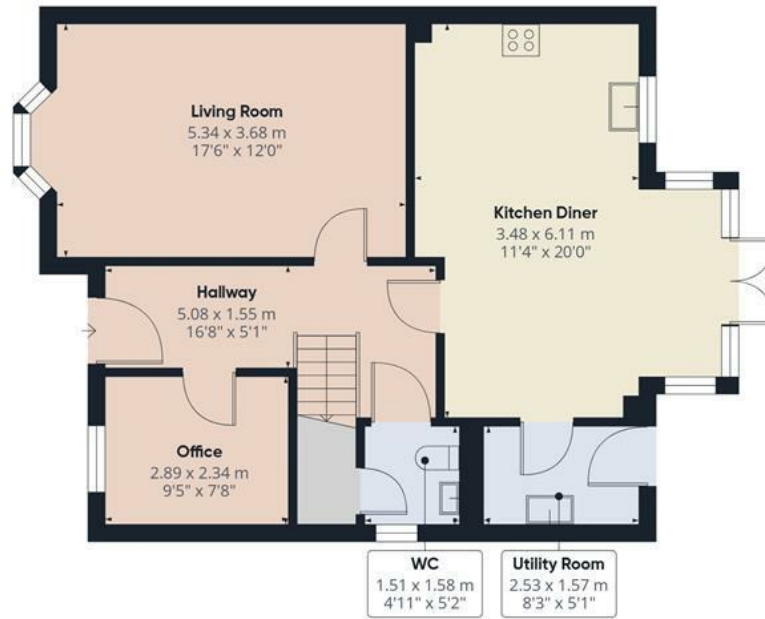












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

131.5 m<sup>2</sup>

1416 ft<sup>2</sup>

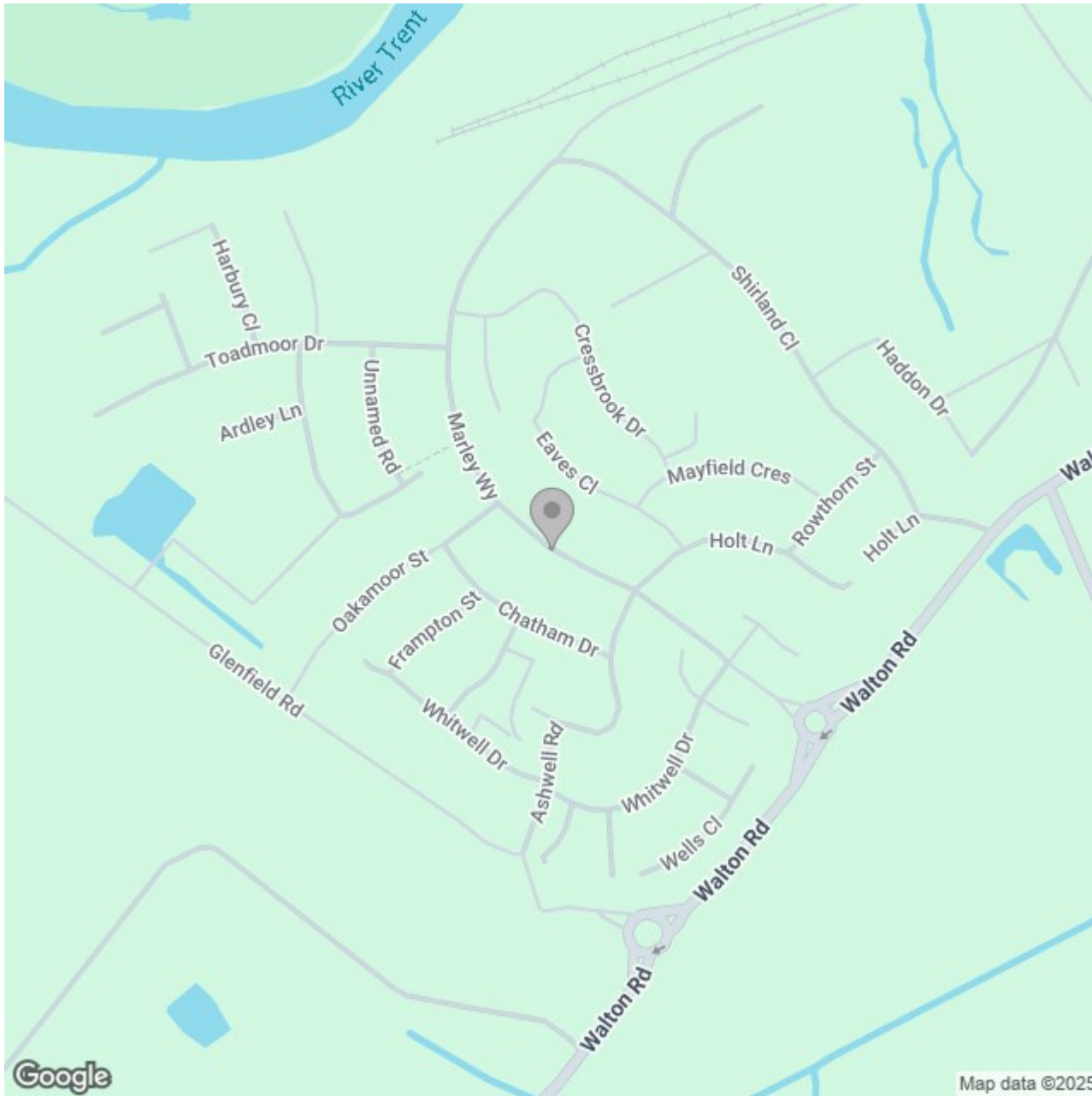
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 