





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.



Accommodation

Ground Floor

The property is entered via a welcoming hallway with stairs rising to the first floor and access to a ground floor cloakroom. To the front, the spacious living room features dual windows allowing for excellent natural light. A separate study provides a versatile room ideal for home working or quiet retreat currently used as a pantry / storage. The rear of the home is designed with family living in mind, offering a large open-plan kitchen, dining, and living area with French doors leading out to the garden. The kitchen is fitted with a range of high-quality units, integrated appliances, ample preparation space, and room for a dining table and seating area. A separate dining room. (Currently fitted out as a gym) also features French doors to the garden, while a useful utility room with external access completes the ground floor accommodation.

First Floor

The first floor has a spacious landing with doors leading to three double bedrooms. The master suite offers generous proportions, fitted wardrobes, and a walk-in dressing area leading to a private en-suite bathroom. A further double bedroom is served by a modern family bathroom fitted with a four-piece suite including both a bath and separate shower.

Second Floor

The second floor provides two substantial double bedrooms, each benefiting from dormer and Velux windows, offering an abundance of natural light. These bedrooms are served by a modern Jack and Jill bathroom complete with both bath and shower,



creating ideal accommodation for older children, extended family, or guests.

Outside

The property is set back behind a landscaped front garden with a pathway leading to the front entrance door. A generous driveway to the side provides ample off-street parking and access to a detached double garage. The rear garden has been landscaped for low maintenance, featuring a large patio area, lawn with artificial grass, and further space for outdoor seating and entertaining.



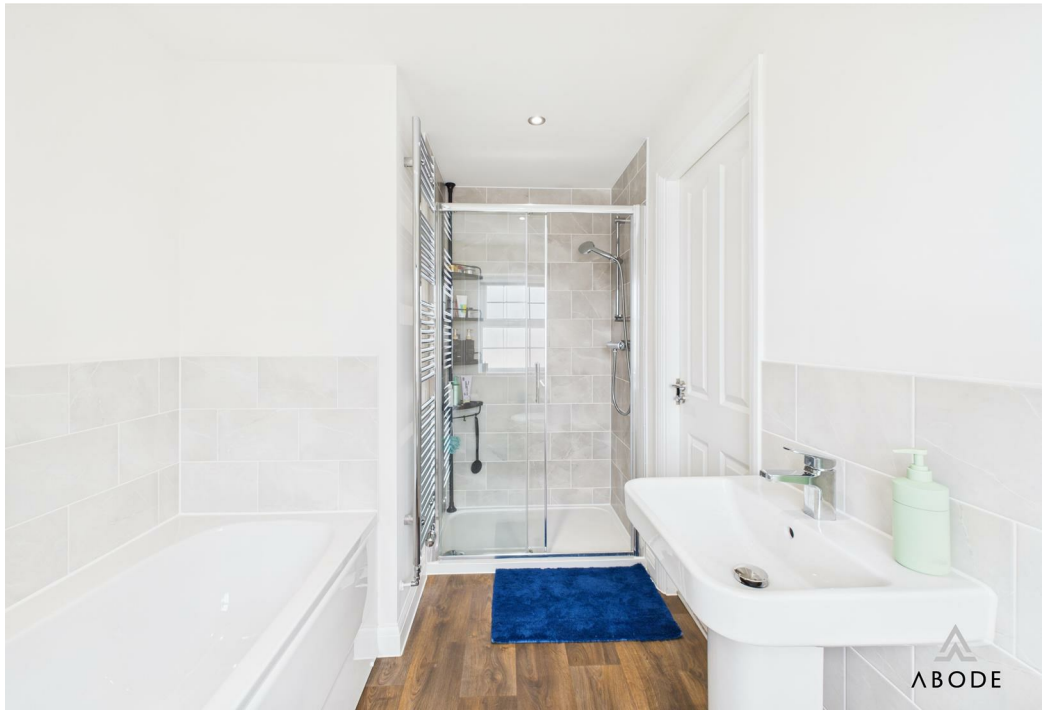




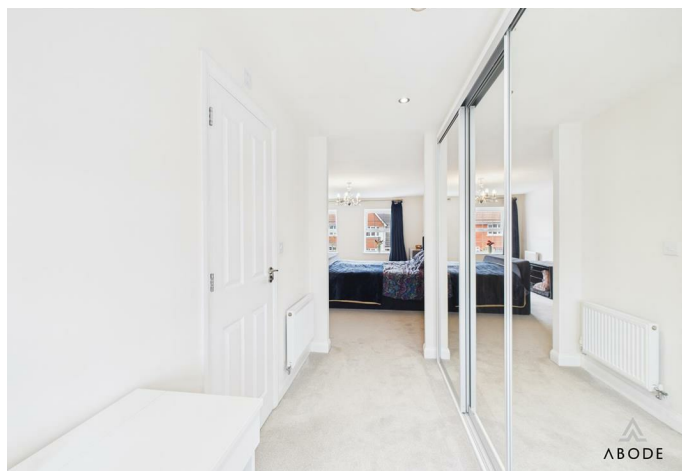
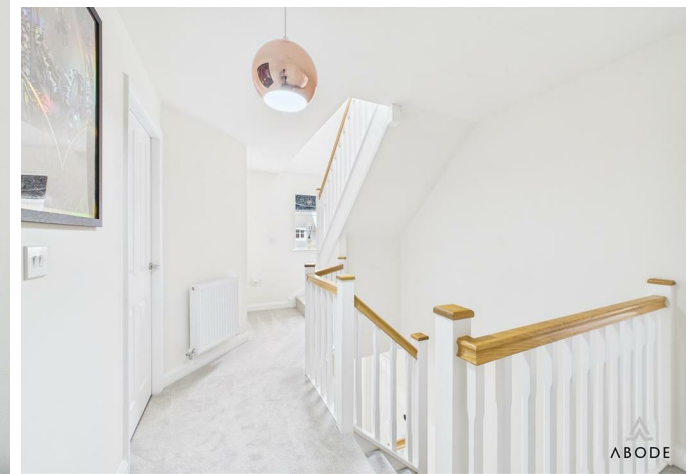
Location

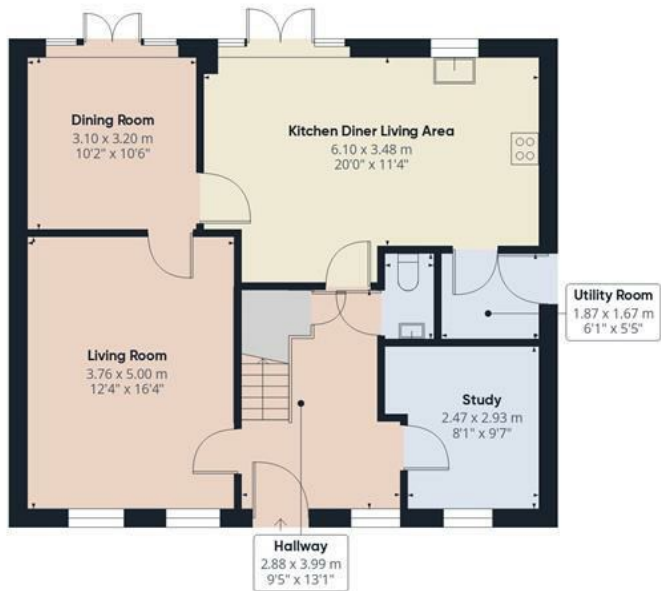
Drakelow is a well-connected location close to Burton-on-Trent, offering a blend of modern development with easy access to amenities. Local shops, supermarkets, and restaurants are readily available, along with well-regarded primary and secondary schools in the surrounding area. For commuters, the property provides convenient road links to Derby, Lichfield, and the A38 and A50 corridors. Burton-on-Trent railway station offers regular services to Birmingham and beyond, while nearby countryside walks and open spaces make the area appealing for families seeking both convenience and lifestyle.



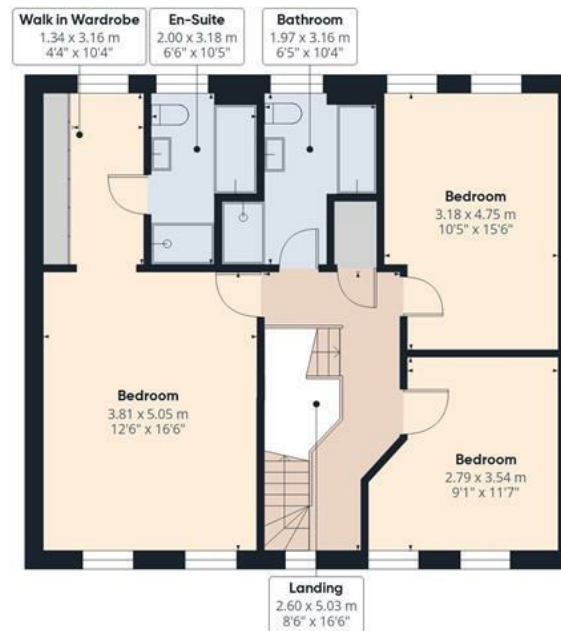




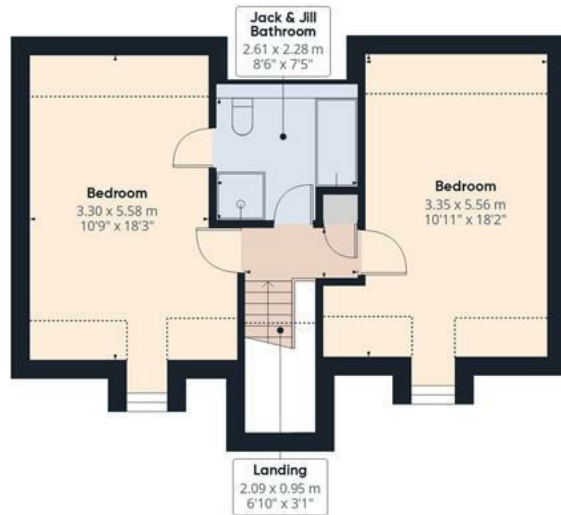




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

194.9 m²

2099 ft²

Reduced headroom

9.2 m²

99 ft²

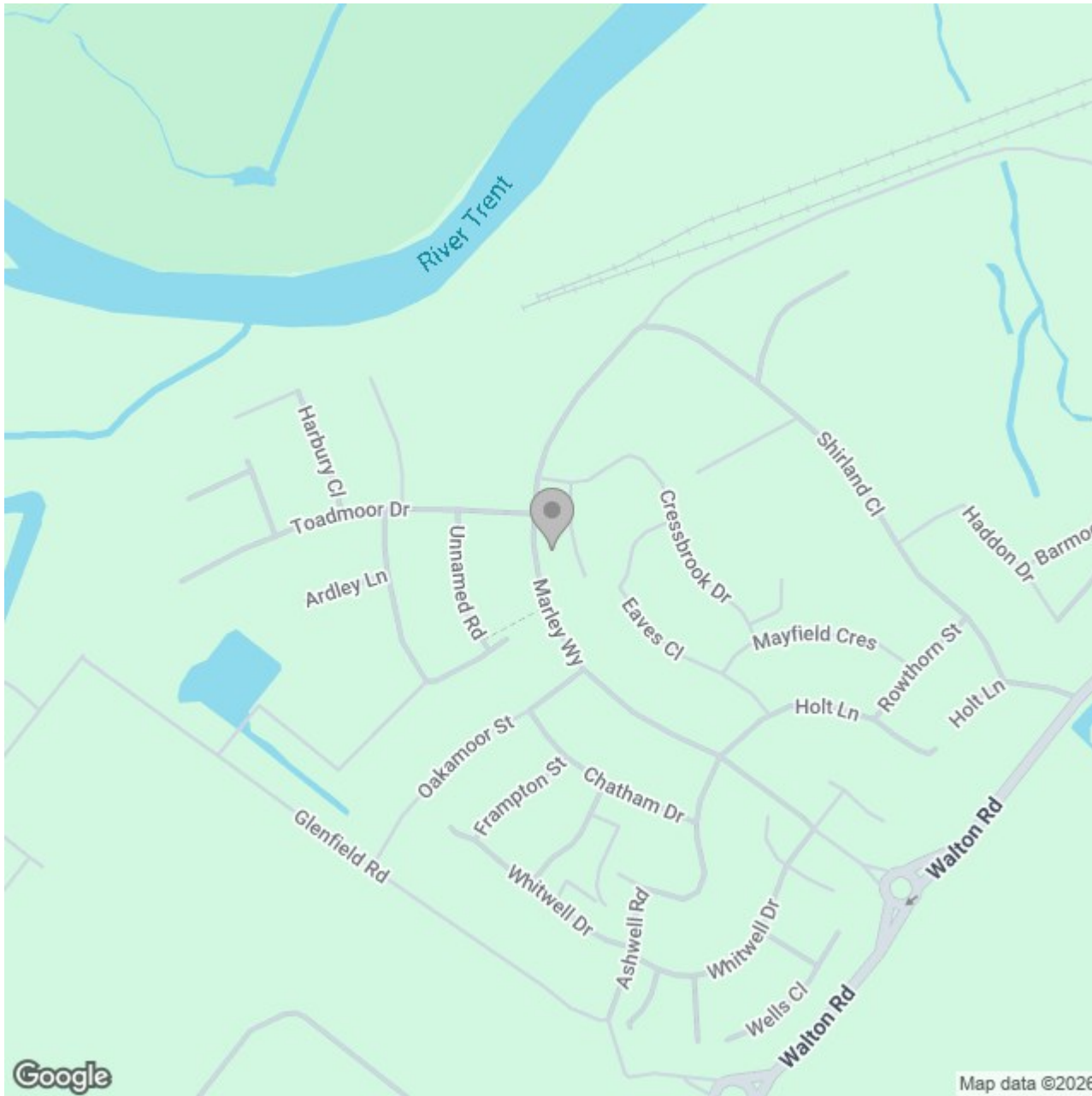
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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 	