





Immaculately presented detached home occupying a desirable corner plot within the sought-after Drakelow Park development. Thoughtfully designed for modern living, the property features a spacious open-plan living/dining kitchen and is finished to an exceptional show-home standard throughout. The accommodation briefly comprises an inviting entrance hallway, guest cloakroom, and a comfortable lounge with a striking bay window and double doors opening onto the garden. The high-specification fitted kitchen includes a breakfast bar and flows seamlessly into a bright living/dining area, also with access to the garden. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, along with a stylish family bathroom featuring both a bath and a separate shower. Externally, the property enjoys a superb corner position with enclosed walled gardens, a lawn and patio area, a long driveway, and a single garage. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.



HALL

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

CLOAKROOM

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

LOUNGE

Upvc double glazed bay window to the front elevation, radiator and upvc double glazed doors onto the garden.

LIVING KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Fitted eye level electric double oven, five ring gas hob with extractor hood, integrated fridge freezer and dishwasher. Upvc double glazed windows to the front and side elevation and double doors and full length windows onto the garden.

UTILITY

Plumbing and space for a washing machine.

FIRST FLOOR LANDING

Feature long upvc double glazed window overlooking the garden, loft access, walk in storage cupboard and doors to -

BEDROOM 1

Two built in double wardrobes, upvc double glazed window and a radiator.



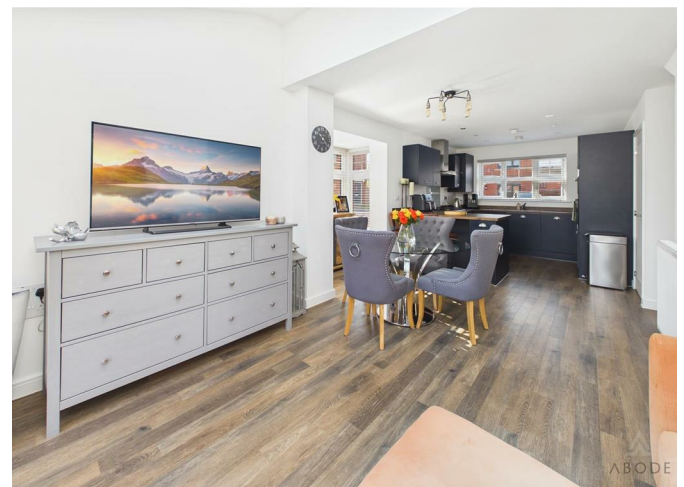
EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Double wardrobes, radiator and upvc double glazed window.







BEDROOM 3

Radiator and upvc double glazed window.

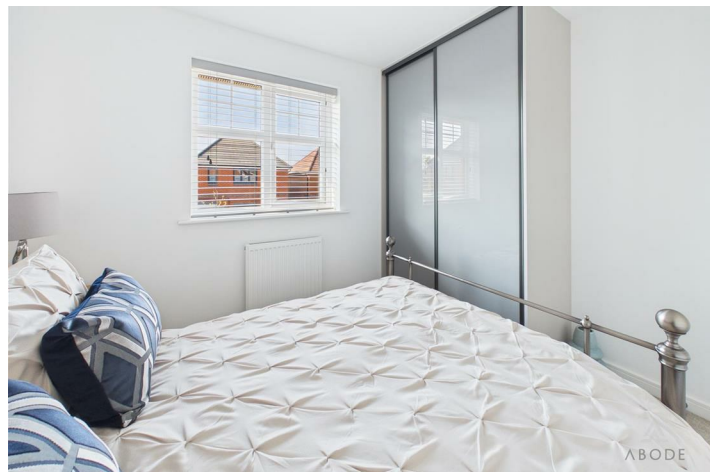
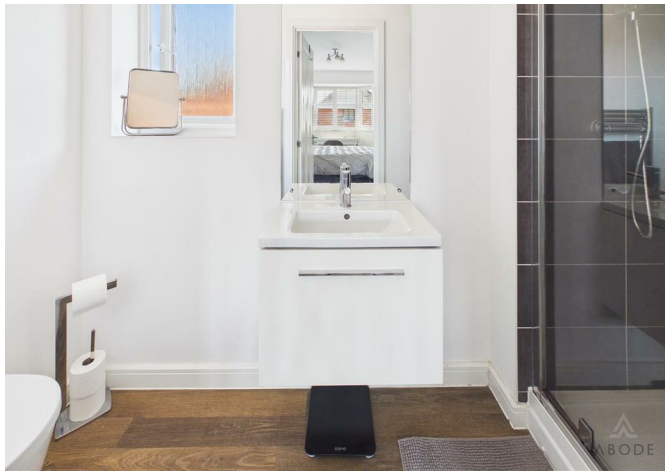
BATHROOM

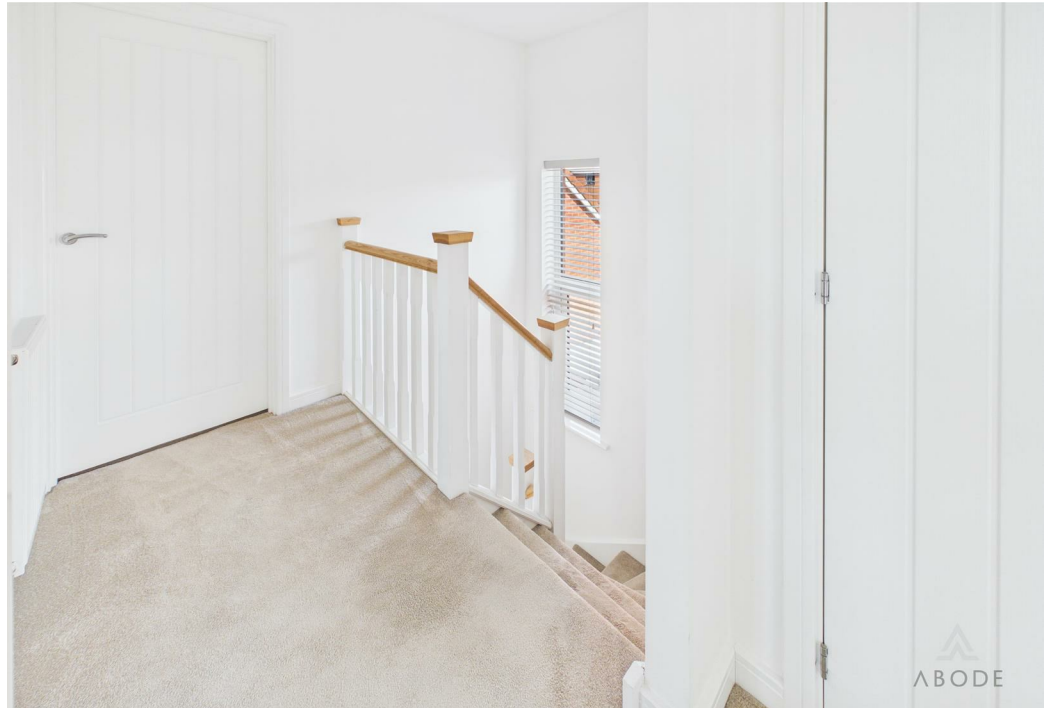
Panel enclosed bath, enclose shower, low flush wc, vanity sink unit with wash hand basin and storage under, radiator and upvc double glazed window.

OUTSIDE

Long drive down to a single garage. Side half walled garden offering a lawn with shrubs and trees. Enclosed walled rear garden with an extended paved patio and lawn.

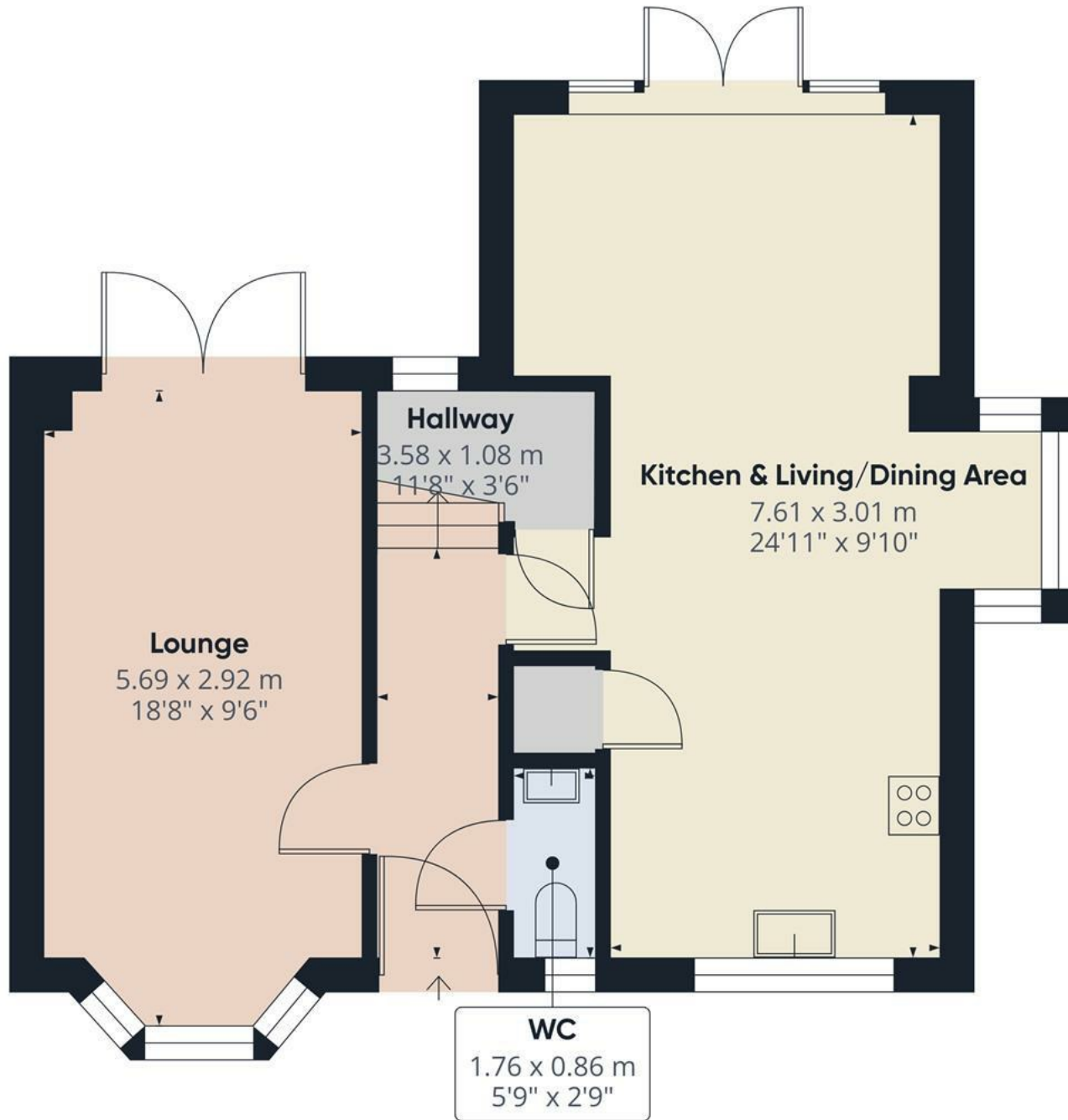












Approximate total area⁽¹⁾
53.2 m²
573 ft²

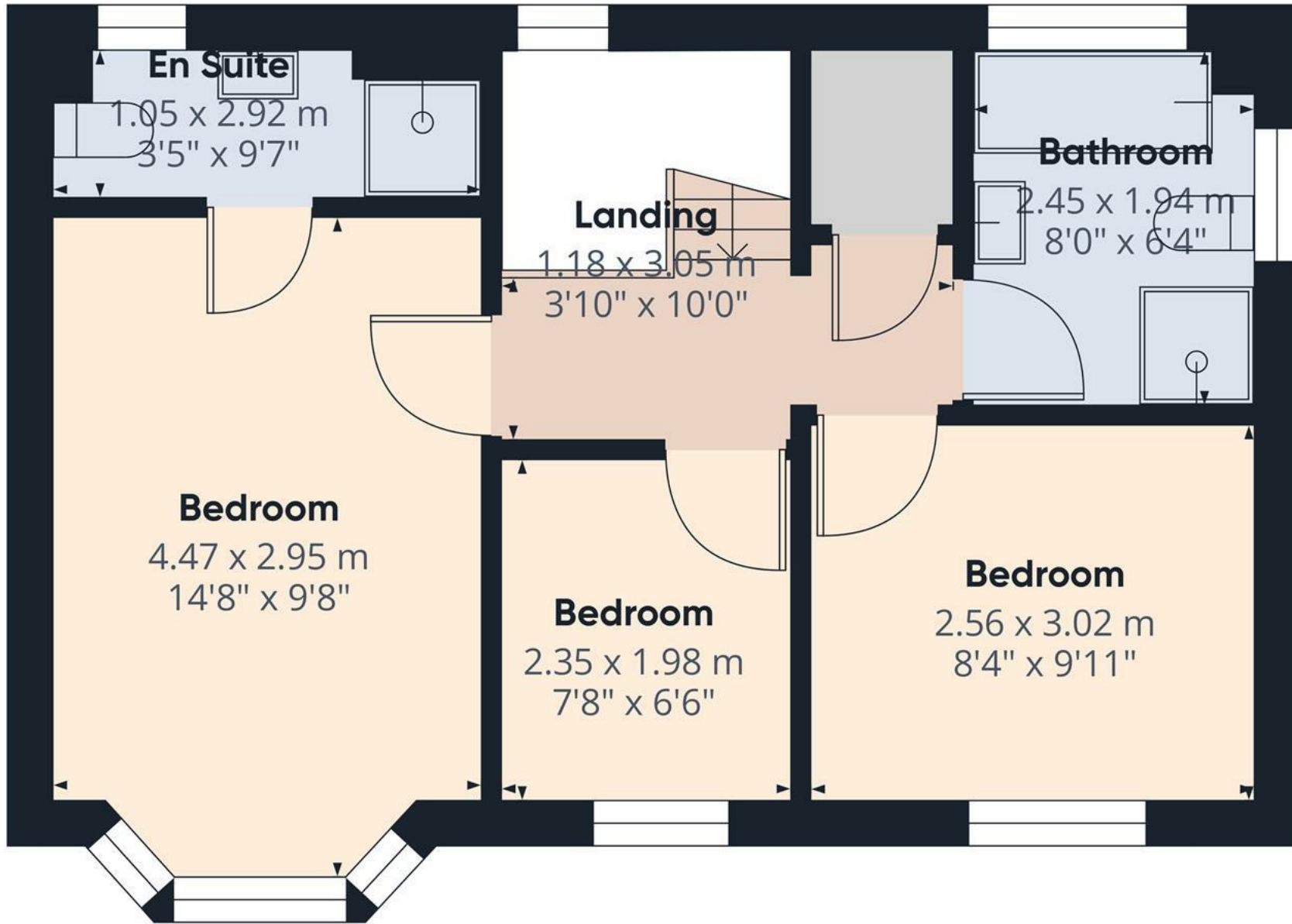
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾

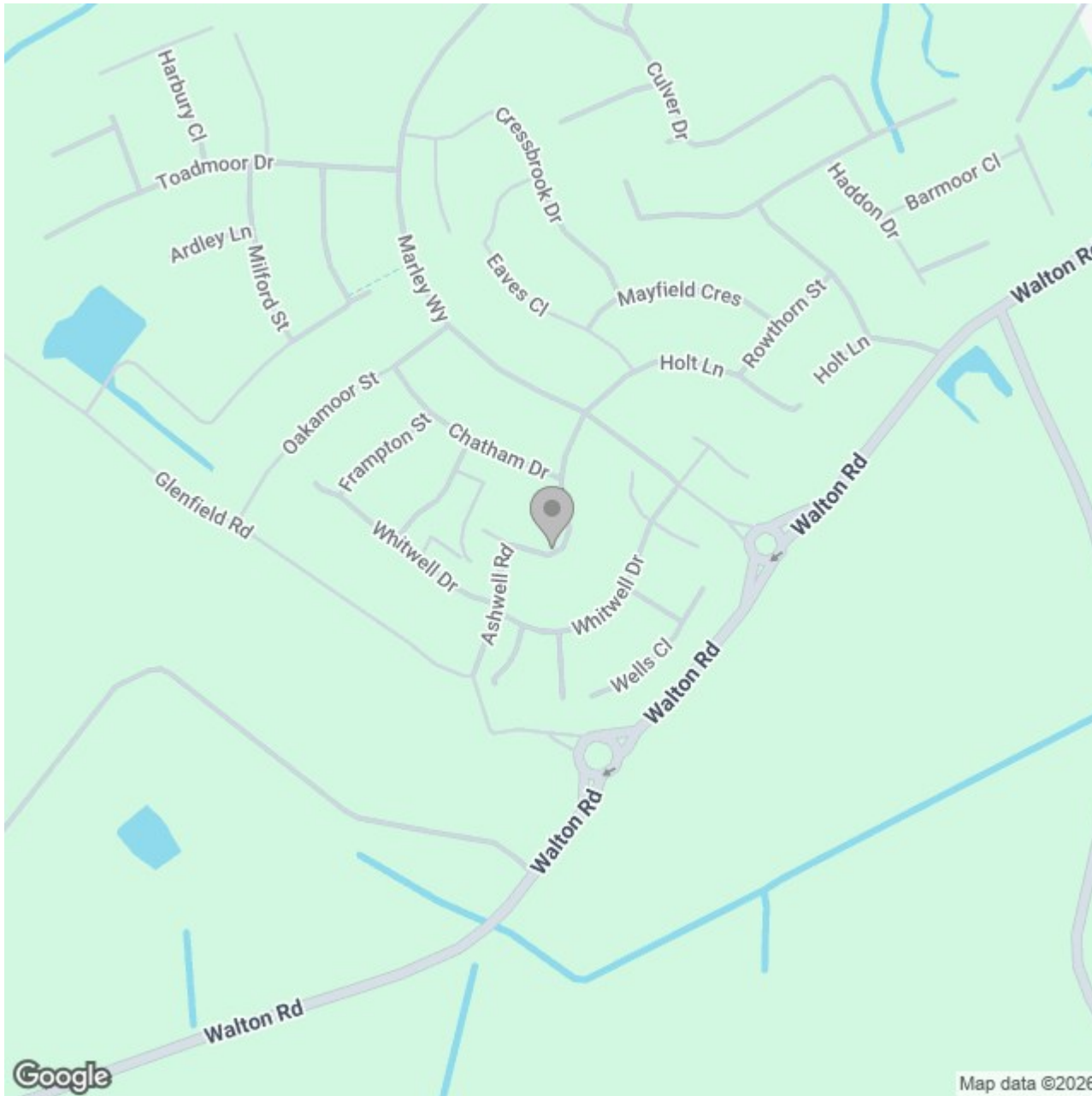
38.4 m²
415 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	