



1 Sidings Drive, Drakelow, DE15 9UP



Overlooking tranquil countryside to the front aspect is this executive detached family residence, showcasing beautifully presented and substantially upgraded interiors, five double bedrooms and a landscaped garden plot. Built by the reputable Lioncourt Homes, this handsome detached home offers immaculately presented open plan interiors ideal to suit modern day family life, with substantial upgrades to include landscaping to the front and rear aspects, upgraded kitchen and utility fittings and owned Solar Panels with battery storage. The ground floor central reception hall leads into a spacious lounge, impressive open plan kitchen with living

and dining rooms, utility room and cloakroom, with five excellent double bedrooms set to the first floor serviced by a family bathroom and guest en suite. The luxurious master suite also benefits from a private dressing room and en suite bathroom. Outside, the property lies at the entrance to this desirable development, having ample parking to the block paved driveway as well as access via an electric door into the double garage. There are open fields to the front aspect, and the rear garden has also been landscaped to a superb standard, offering a secluded space to enjoy the tranquil surroundings. The property retains a further 8 years NHBC warranty and is serviced by

gas central heating and double glazed windows.

Drakelow lies on the rural outskirts of Burton, being within easy reach of local shops and amenities, commuter routes and picturesque land. There is a small fishing pond within Drakelow, and the nearby village of Rosliston is home to a Co-Op, village pubs and the Rosliston Forestry Centre. Comprehensive facilities are available in the town of Burton on Trent including shopping centres, restaurants, supermarkets, a gym and more. There are a number of highly regarded schools in the area including Rosliston Primary and Walton on

Trent C of E, which feed into secondary schools including William Allitt comprehensive, Robert Sutton Academy, John Taylor High and the John Taylor Free School. The location offers excellent access to commuter routes including A38, A444, A511 and A50 giving swift access to commercial centres including Birmingham, Derby, Nottingham and Ashby, and Rail travel is available from Burton giving direct links to Derby and Birmingham, and the International airports of Birmingham and East Midlands can both be reached in around 50 minutes.



- Executive Detached Family Home
- Idyllic Countryside Outlook to Front
- Beautifully Presented & Upgraded Interiors
- Solar Panels with Battery Storage
- 8 Years NHBC Warranty Remaining
- Magnificent Open Plan Living & Dining Kitchen
- Spacious Lounge
- Reception Hall, Utility & Cloakroom
- Five Excellent Double
- Master Dressing Room & En Suite Bathroom
- Guest En Suite & Family Bathroom
- Landscaped Front & Rear Gardens
- Ample Parking & Double Garage
- Mains Gas Central Heating & Double Glazed Windows
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



Reception Hall

The replaced composite entrance door opens into this spacious hallway, having Amtico flooring, stairs rising to the first floor accommodation with storage beneath, and an interior window into the garage. Oak glazed double doors open into:

Lounge 5.36 x 3.84m (approx. 17'7 x 12'7)

A spacious and beautifully presented reception room having a window to the front enjoying a pleasant rural outlook

Family Room 4.59 x 3.83m (approx. 15'0 x 12'6)

Another fabulous living space having a window to the rear and Amtico flooring which extends into:

Open Plan Dining Kitchen 7.24 x 3.23m (approx. 23'9 x 10'7)

A most impressive living space having double doors opening out to the rear gardens and a further window to the rear. The **Kitchen** is fitted with a range of contemporary gloss wall and base unit with Quartz worksurfaces over, housing an inset sink and comprehensive integrated appliances including dishwasher, fridge freezer, microwave, induction hob with extractor hood above and Bosch double ovens. The kitchen has Amtico flooring which extends into the **Dining Area**, and a door opens into:

Utility

Fitted with wall and base units coordinating with those of the kitchen, having Quartz work surfaces housing an inset sink and spaces for a washing machine and tumble dryer. A door opens out to the side aspect and the utility has Amtico flooring

Cloakroom

A door from the reception hall opens into this guests' WC, having wash basin set to vanity unit and Amtico flooring





Stairs rise to the **First Floor Landing**, having a window to the front enjoying rural views, access to the loft space and a fitted **Airing Cupboard**. Oak doors open into:

Master Bedroom 4.75 x 3.5m (approx. 15'7 x 11'5)
A luxurious principal bedroom suite having twin windows overlooking countryside views to the front. An opening leads into the Dressing Room which is fitted with a range of mirrored fitted wardrobe, where a door also opens through to:

En Suite Bathroom

A modern suite comprises twin fitted wash basins, WC, double ended bathtub and separate shower, with tiled splash backs, a heated towel rail and an obscured window to the side

Bedroom Two 4.9 x 3.28m (approx. 16'0 x 10'9)
Another spacious double suite having a range of mirrored fitted wardrobes, a window to the rear and private use of:

En Suite

With a three piece suite comprising wall mounted wash basin, WC and double shower cubicle, with an obscured window to the rear, a heated towel rail and half tiling to walls

Bedroom Three 3.84 x 3.68m (approx. 12'7 x 12'0)
Having a window to the rear

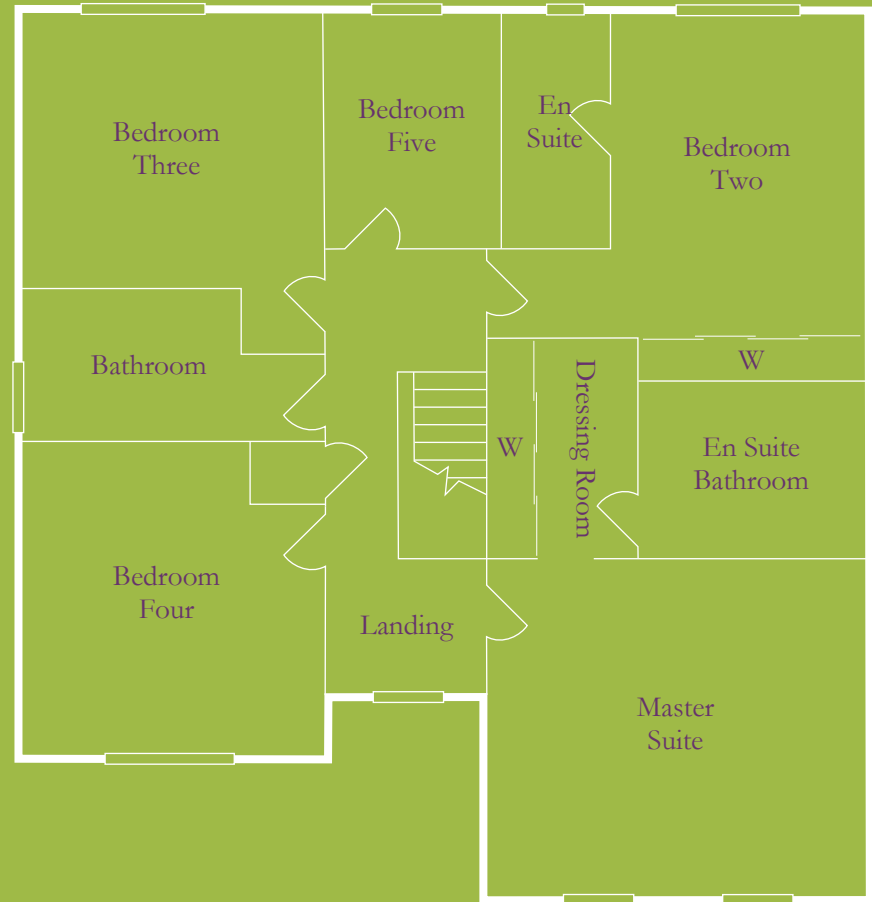
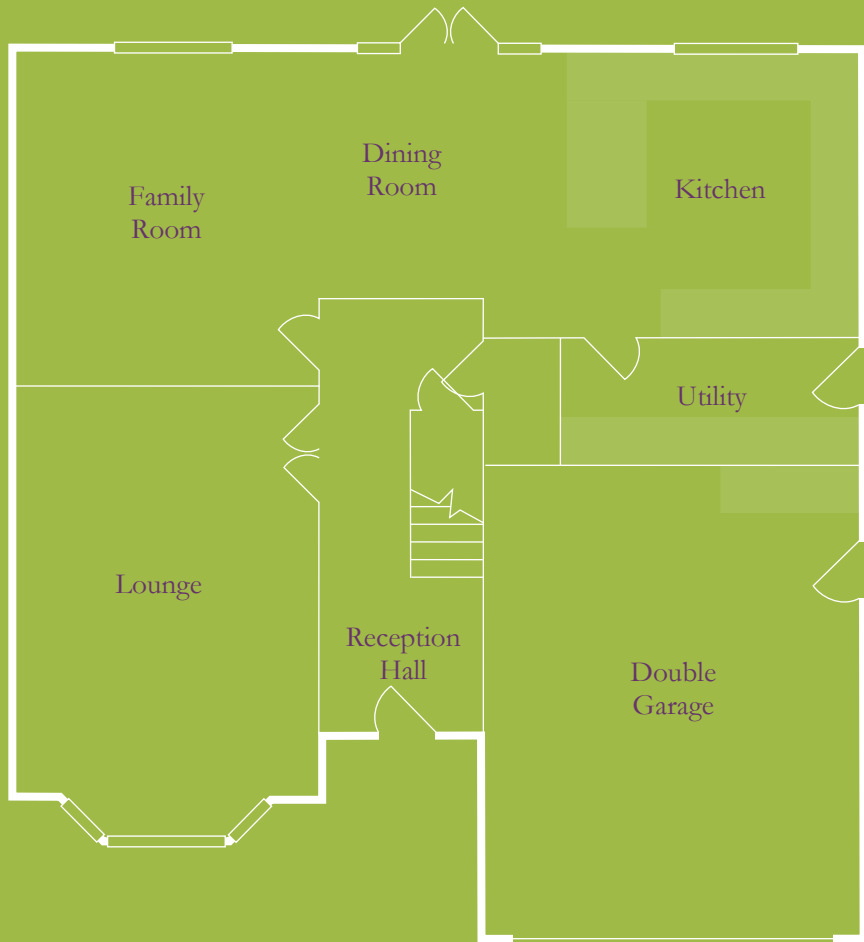
Bedroom Four 4.11 x 3.84m (approx. 13'5 x 12'7)
Another double bedroom or home office, having a window to the front overlooking idyllic views, and a range of fitted desk space and storage

Bedroom Five 3.07 x 2.36m (approx. 10'0 x 7'8)
A fifth double room having a window to the rear

Family Bathroom 3.84 x 1.98m (approx. 12'7 x 6'5)
A white suite comprises wall hung wash basin, WC, bathtub and separate shower, with tiled splash backs, a heated towel rail and an obscured window to the side







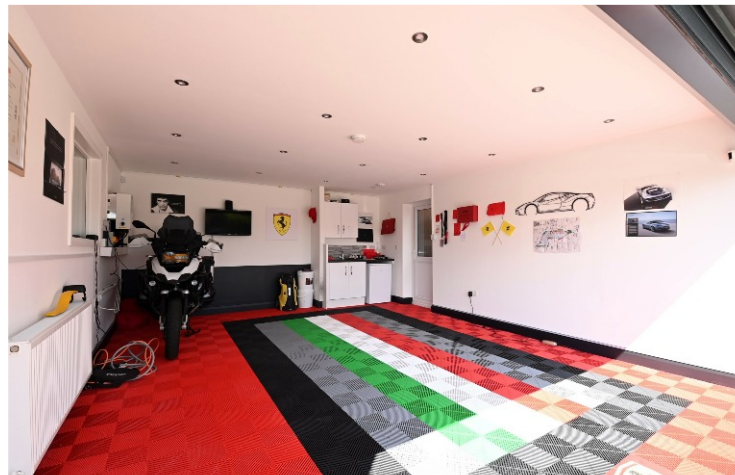


Outside

The property is ideally positioned on the rural entrance to this desirable development, overlooking communal gardens and open fields to the front aspect. The frontage has been landscaped to provide an expansive block paved parking area, with an electric roller door opening into the large **Double Garage**. The garage has power, lighting, a courtesy door to the side aspect and fitted wall and base units housing an inset sink

Rear Garden

Extending to a good size and enjoying plenty of privacy, the rear garden is laid to a block paved terrace, raised borders edged with granite coping stones and walled and hedged boundaries. There is exterior lighting, power and a water point, and gated access leads back out to the front aspect. The pergola and hot tub are as separate negotiation in the sale The rear elevation can be accessed via a side gate and features a stunning block paved patio having an ideal space for a hot tub



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.