



36 Galloway Road, Drakelow, DE15 9UJ



Set on the popular Drakelow Park development is this executive detached home benefiting from immaculately presented interiors, four excellent double bedrooms and a south facing rear garden. Enjoying a pleasant open outlook to the front, this traditionally styled property retains a further 18 months on the NHBC warranty and has received upgrades to include slate tiled flooring, bespoke fitted office furniture, new granite work surfaces to the kitchen, and luxurious Burlington suites to the bathroom and cloakroom.

A paved pathway leads to the reception hall

which in turn opens into the spacious lounge, a study fitted with bespoke Sharpes furniture and a cloakroom fitted with traditional Burlington suite. An open plan family dining kitchen extends to the rear of the property having a feature glazed bay overlooking the rear garden, and there is also a utility off the kitchen. To the first floor there are four well proportioned bedrooms serviced by a master en suite and a beautifully modernised family bathroom with roll top bathtub and separate shower. Outside, there is parking to the fore of the detached single garage, the property enjoys a picturesque open outlook over a communal green to the front, and south facing gardens

extend to the rear aspect.

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, 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
- Beautifully Refurbished Interiors
- Pleasant Open Outlook to Front
- Open Plan Family Dining Kitchen
- Spacious Lounge & Study
- Central Reception Hall
- Upgraded Utility & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suite & Fitted Wardrobes
- Refitted Family Bathroom
- Landscaped South Facing Rear Garden
- Parking & Single Garage
- 18 Months NHBC Warranty
- Desirable Modern Development
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Reception Hall

An attractive welcome to this traditionally styled home, having natural slate tiled flooring, stairs rising to the first floor and panel doors opening into:

Lounge 5.38 x 3.68m (approx. 17'8 x 12'1)

A generous reception room having a bay window to the front

Study 2.84 x 2.34m (approx. 9'4 x 7'8)

A useful home office having a window to the front, oak flooring and bespoke Sharpes fitted furniture with inset power points

Dining Kitchen 6.1 x 4.3m (approx. 20'0 x 14'2)

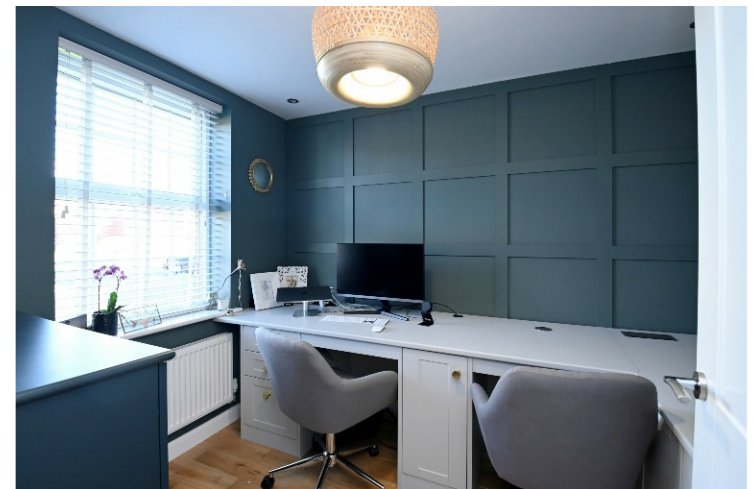
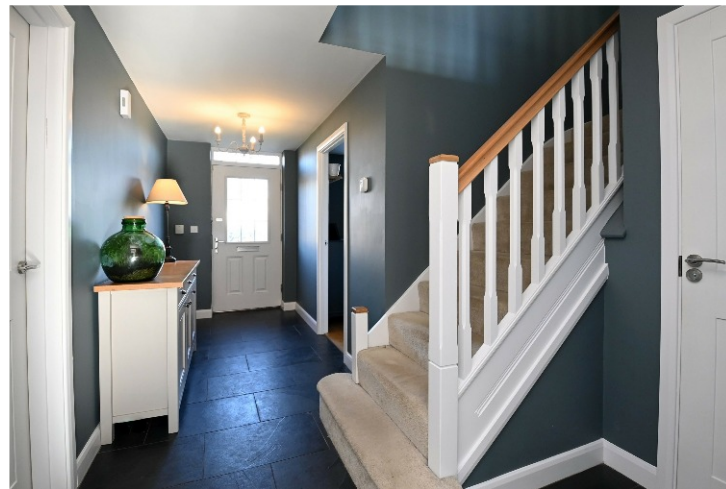
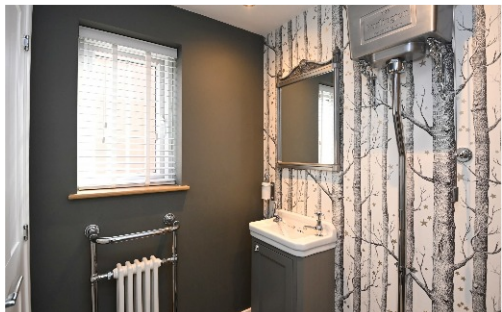
This beautifully appointed family space extends across the rear of the property, having a bay with full height windows overlooking the sunny south facing rear garden. The **Kitchen** is fitted with a range of modern wall and base units with granite work surfaces over, housing a Belfast sink and comprehensive integrated appliances including dishwasher, fridge freezer, double oven and induction hob with extractor above. There is a window to the rear and slate tiled flooring extends into the **Dining Area** where a walk in bay with double doors open out to the rear gardens. A door opens into:

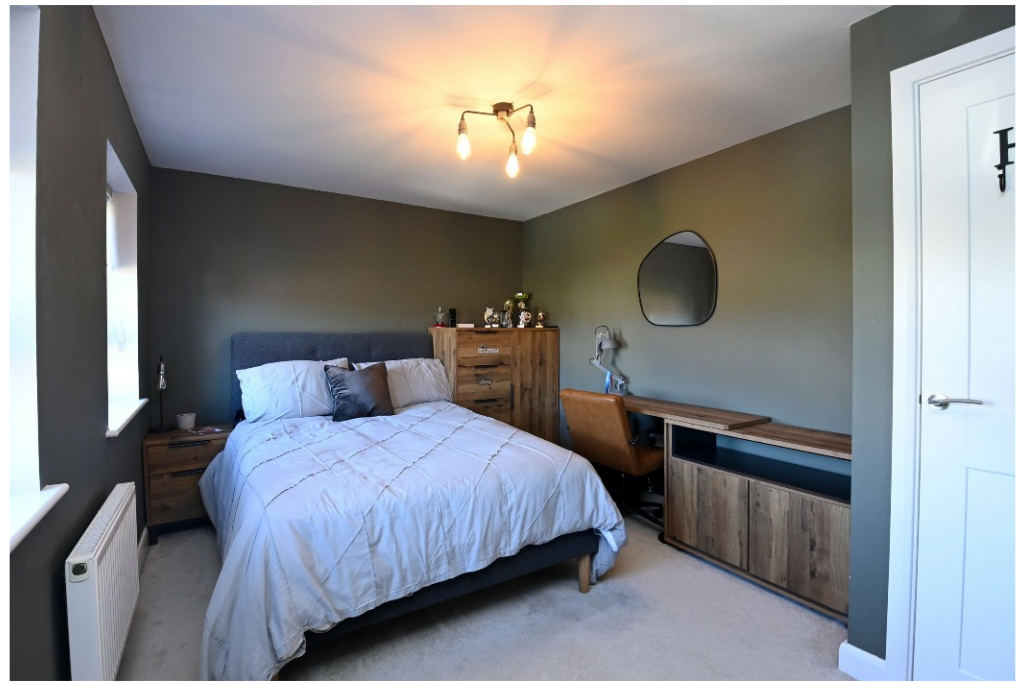
Utility 2.75 x 1.57m (approx. 9'0 x 5'2)

Also having been upgraded with slate flooring, granite worktops, a Belfast sink and additional all cupboards, the utility houses space for a washing machine and tumble dryer and has a half glazed door opening out to the rear aspect

Cloakroom

Having been refitted to a superb specification, a Burlington suite with matching vanity mirror comprises vanity wash basin and high level WC, with tiled flooring, an oak window sill and an obscured window. A door opens to the under stairs cupboard





Stairs rise to the **First Floor Landing** where there is access to the loft and to the **Airing Cupboard**. There is a window to the side and doors open into:

Master Bedroom 3.96 x 3.1m (approx. 13'0 x 10'1)
A spacious principal bedroom having fitted wardrobes, a window to the front enjoying a pleasant outlook and private use of:

En Suite 2.2 x 1.4m (approx. 7'3 x 4'7)
A modern suite fitted with pedestal wash basin, WC and double shower, with tiled flooring and splash backs, a recently replaced heated towel rail and an obscured window to the side

Bedroom Two 4.04 x 2.84m (approx. 13'3 x 9'4)
Having twin windows to the front

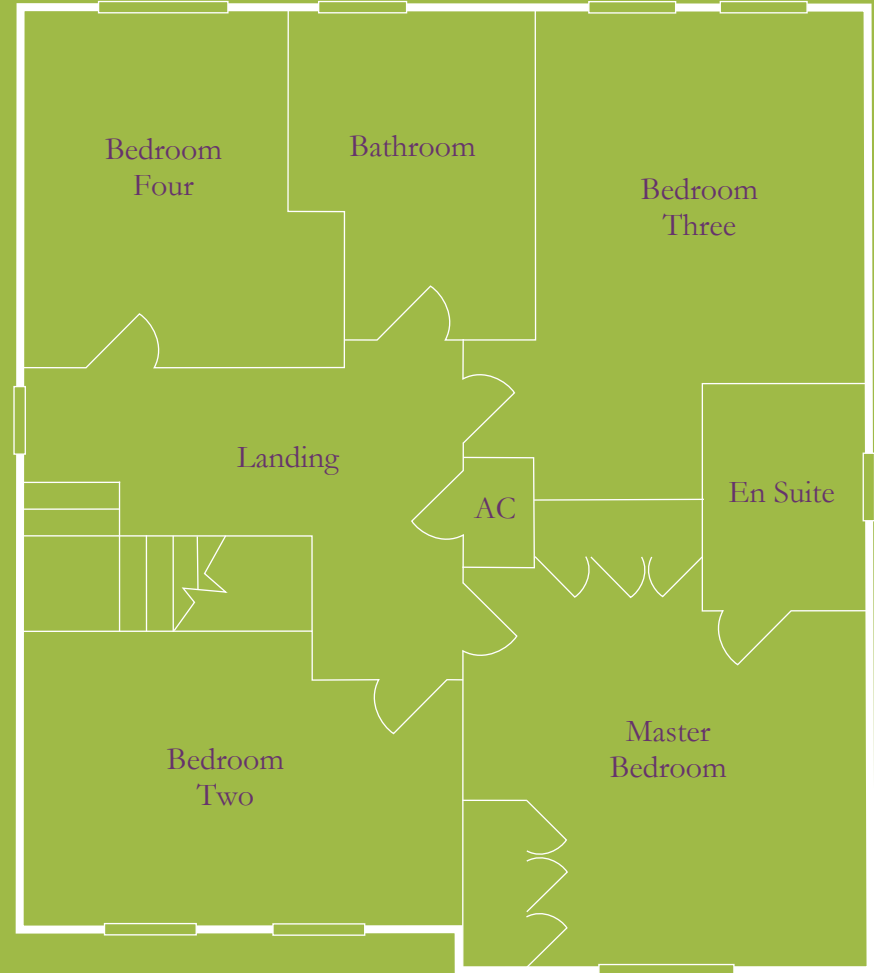
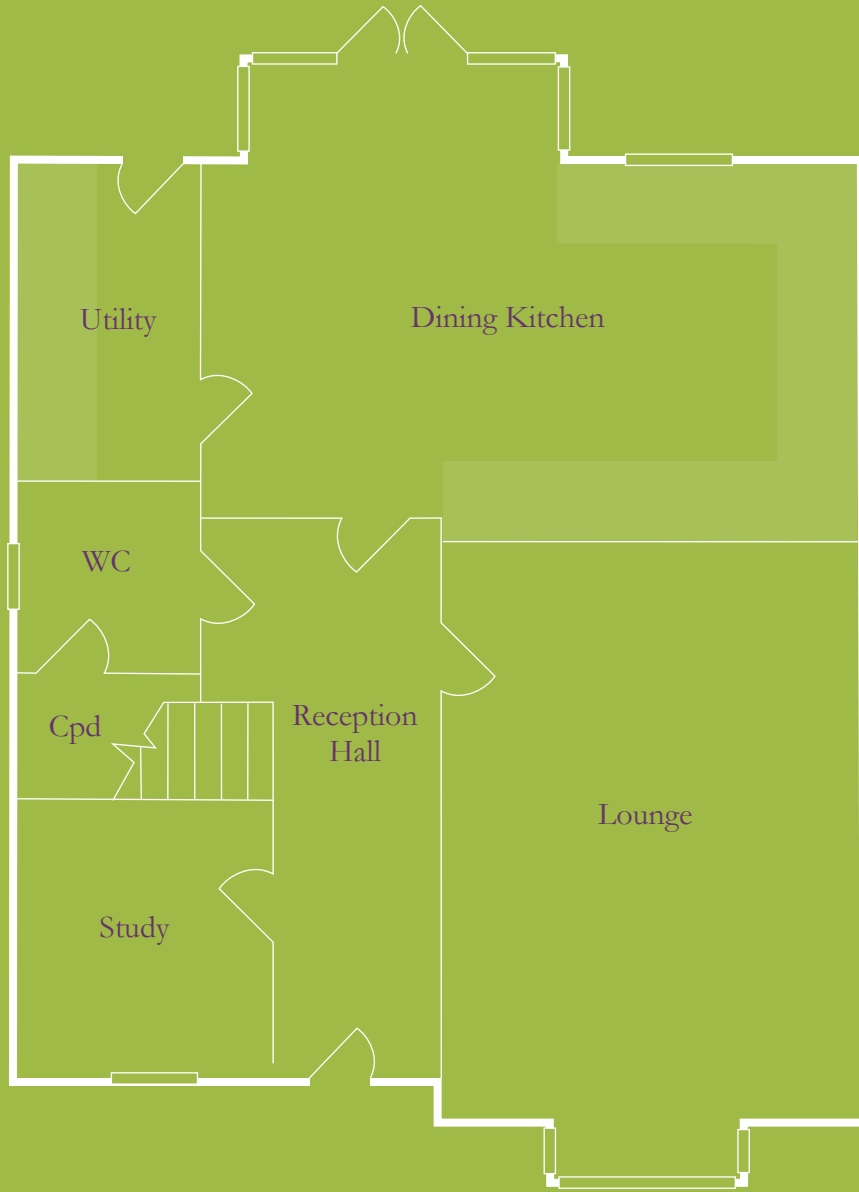
Bedroom Three 3.8 x 3.1m (approx. 12'5 x 10'2)
With a window to the rear aspect

Bedroom Four 3.12 x 2.3m (approx. 10'3 x 7'7)
A fourth double bedroom having a window to the rear and a useful fitted study area

Family Bathroom 2.67 x 2.3m (approx. 8'9 x 7'7)
The bathroom has been recently remodelled to a superb specification, having a luxurious Burlington suite comprising wash basin set to vanity unit, WC, double ended slipper bathtub and separate shower, with non-slip tiled flooring, half tiled splash backs, column radiator and an obscured window to the side







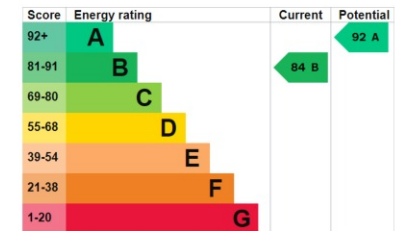


Outside

The property is set on the popular Drakelow Park, a desirable development set on the rural outskirts of Burton on Trent. The property enjoys a pleasant outlook over a communal green to the front, and there is private parking for two vehicles to a tarmac driveway to the side aspect where gated access opens into the rear garden. A manual entrance door opens into the **Single Garage** 5.16 x 2.74m (approx. 16'11 x 9'0)

South Facing Gardens

The well tended rear garden has been landscaped by the existing vendors, enjoying a sunny southerly aspect. A paved terrace leads onto lawns edged with well tended borders, having an area of decking to one side with a covered pergola providing a secluded outdoor seating space. There is lighting, water and power to the exterior of the property, and a courtesy door opens into the garage



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.