



2 Parsons Way, Drakelow, DE15 9UN



Set on the popular Drakelow Park development is this executive detached family home, benefiting from generously proportioned open plan living, four good sized bedrooms and a generous corner plot including a detached garage, parking and a walled south facing garden. Presenting a traditionally styled exterior, this attractive double fronted home offers immaculately presented interiors ideal to suit a growing family, including a fabulous open plan living and dining kitchen with contemporary full height bay with double doors out to the walled gardens. The front door opens into a central hallway, having stairs rising to the first floor accommodation and doors into the cloakroom,

spacious dual aspect lounge and fabulous open plan living and dining kitchen which in turn leads into the utility room. There are four good sized bedroom serviced by a family bathroom and master en suite, with bedrooms one and two also benefitting from fitted wardrobes. Outside, the property is set on a generous corner plot bordering the development, having parking for two vehicles to the fore of the detached single garage. The walled garden is set to the side aspect, having been attractively landscaped and enjoying a sunny southerly aspect, and the property retains a further 2+ years of the NHBC warranty.

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
- Beautifully Presented Interiors
- Generous Corner Plot
- Open Plan Family Dining Kitchen
- Spacious Separate Lounge
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Fitted Wardrobes (Beds 1 & 2)
- South Facing Rear Garden
- Parking & Detached Single Garage
- 2+ Years NHBC Warranty
- Desirable Modern Development
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



Reception Hall

The composite entrance door opens into this central hallway, having Amtico flooring, stairs rising to the first floor and a useful fitted cloaks cupboard. Doors open into:

Lounge 6.4 x 3.61m (approx. 20'11 x 11'10)

A spacious and immaculately presented reception room, having windows to two sides and a further bay window to the side

Open Plan Living & Dining Kitchen 6.4 x 5.0m (approx. 20'11 x 16'4) – max

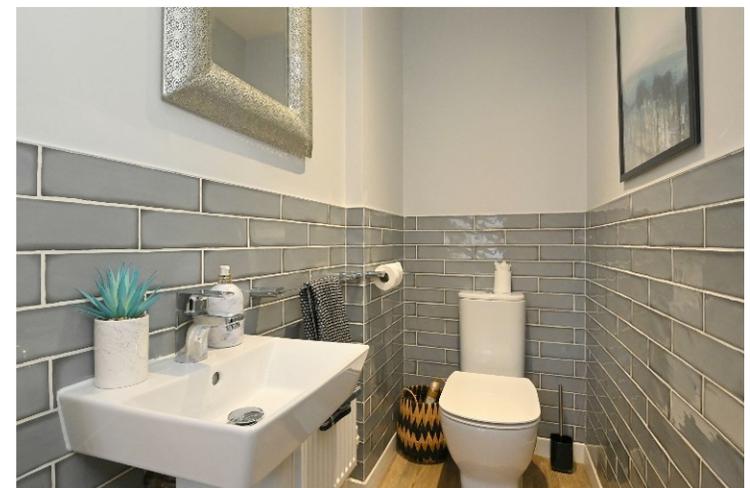
A beautifully appointed space having a modern kitchen, a dining area set within a contemporary walk in bay and versatile family room. The **Kitchen** comprises a range of modern wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and extendable tap, with space for a fridge freezer and integrated appliances including dishwasher, double eye level oven and five burner gas hob with extractor above. The worktops extend to one side to create an entertaining style breakfast bar, and Amtico flooring extends into the **Family Room** having a window to the front, and into the **Dining Area** where double doors from the walk in bay open out to the south facing walled garden

Utility 1.8 x 1.75m (approx. 5'10 x 5'8)

Fitted with additional wall and base units housing spaces for a washing machine and tumble dryer, with Amtico flooring and a door opening out to the side aspect. A further door opens into a useful storage cupboard

Cloakroom 1.78 x 0.97m (approx. 5'10 x 3'2)

Fitted with wash basin, WC, half tiled walls and Amtico flooring





Stairs rise to the L shaped **First Floor Landing**, having a window to the side aspect, access to the boarded loft space and doors into the **Airing Cupboard** and:

Master Bedroom 3.57 x 5.33m (approx. 17'5 x 11'8) – max

A generous principal bedroom having dual aspect windows, a dressing area with a range of fitted wardrobes, and private use of:

En Suite 1.63m x 1.50m (approx. 5'4 x 4'11)

Comprising a modern suite having fitted wash basin, WC and tiled double shower cubicle, with tiled flooring and half tiled walls, a heated towel rail and an obscured window to the side

Bedroom Two 3.7 x 3.67m (approx. 12'4 x 12'0)

Another good sized double room having a window to the front and fitted wardrobes

Bedroom Three 3.76 x 2.66m (approx. 12'4 x 8'8)

A third double room having a window to the side

Bedroom Four 2.57 x 1.98m (approx. 8'5 x 6'6)

With a window to the rear

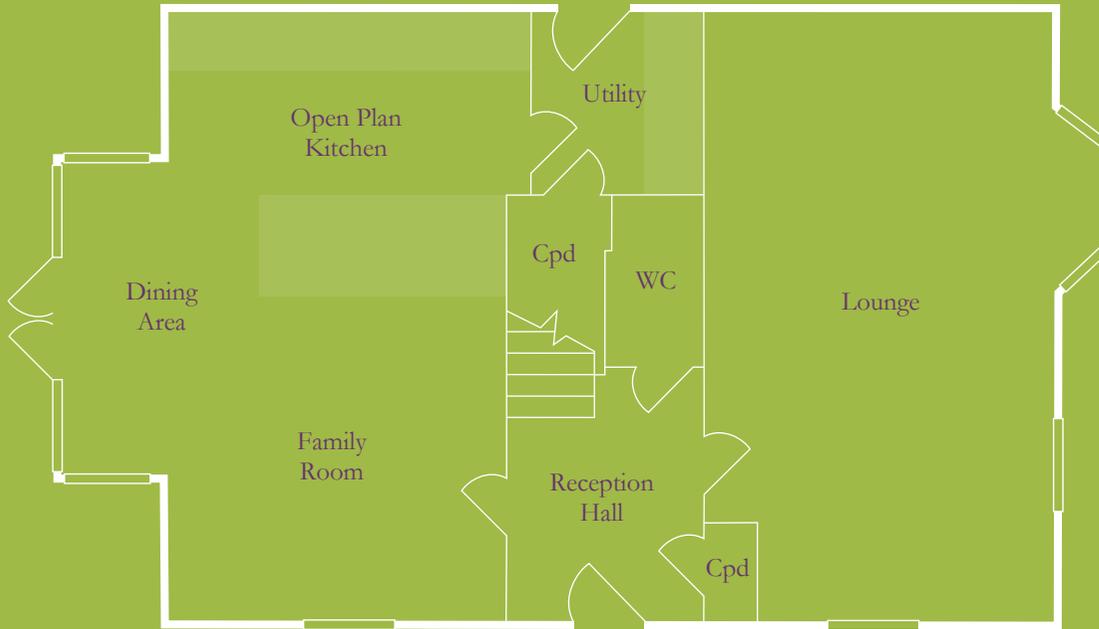
Family Bathroom 2.06 x 1.87m (approx. 6'8 x 6'1)

Another modern suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled walls, a heated towel rail and a window to the rear









Outside

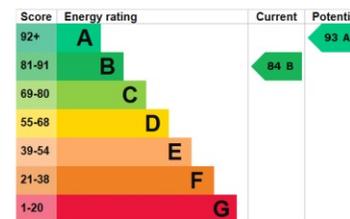
The property is set on a generous corner plot on the borders of the development, having pleasant open space to one side and wrap around gardens. A paved path leads to the front door, and to the opposite side of the plot there is a private tarmac drive with parking for two vehicles

Detached Single Garage 5.21 x 2.9m (approx. 17'1 x 9'6)
 With manual up and over entrance door, power and

lighting. There is also the facility to install an EV charging point (existing charger as separate negotiation)

Walled Garden

Positioned to the side of the property, the walled garden enjoys a sunny southerly aspect and has been landscaped to create paved terraces and shaped lawns, bordered with secure walled and fences boundaries. There is exterior lighting and a water point, and gated access opens out to Parsons Way



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.