

Station Close, Drakelow

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£425,000



This property at a glance:



2



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2



2



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Watch the video



Station Close, Drakelow



Sam says:

"This property makes a wonderful family home. Situated on a generous corner plot in a small new development with driveway parking and a garage. Downstairs, I love the kitchen, dining space which has a breakfast bar. It also boasts a 5 ring hob as well as integrated appliances such as a dishwasher, fridge/freezer and even a double oven and microwave which is really useful! There is room for a large family dining table and patio doors lead out onto the garden. The utility is a great addition, leading off the kitchen. There are two reception room allowing for versatile living. There is also a downstairs WC. Upstairs the bedrooms are fantastic sizes, bedroom one benefitting from an en-suite shower room. The family bathroom is a fantastic size with a separate shower, bath, wash basin and WC. The garden for me was the best part of the home, the current owners have made it a wonderful serene space where there's a beautiful decked area, which can be enjoyed in any weather! There's also handy additions such as an outdoor mixer tap and 2 double plug sockets."



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Did you spot...

This former show home is finished to the highest of standards.



A message from the seller:

"Station Close has been a warm, welcoming and spacious home to us and our two children. Sitting in the centre of the small, quiet, well maintained Bluebell Woods Estate. There's a safe, well equipped play area for small children and a green space for ball games, all overlooking the nearby South Derbyshire Countryside. Rosliston Forest with all of its green space and events is a two-minute drive away, whilst also having nearby villages of Rosliston and Walton on Trent nearby. Both have a lovely pub each plus useful amenities. Burton upon Trent and Swadlincote are both short drives away, both having all you'd expect from Town Centres. Burton in particular has the beautiful Washlands outdoor space, a huge parkland area running along the River Trent. Burton also has a rich heritage in the brewing trade and as such, has many pubs to choose from."





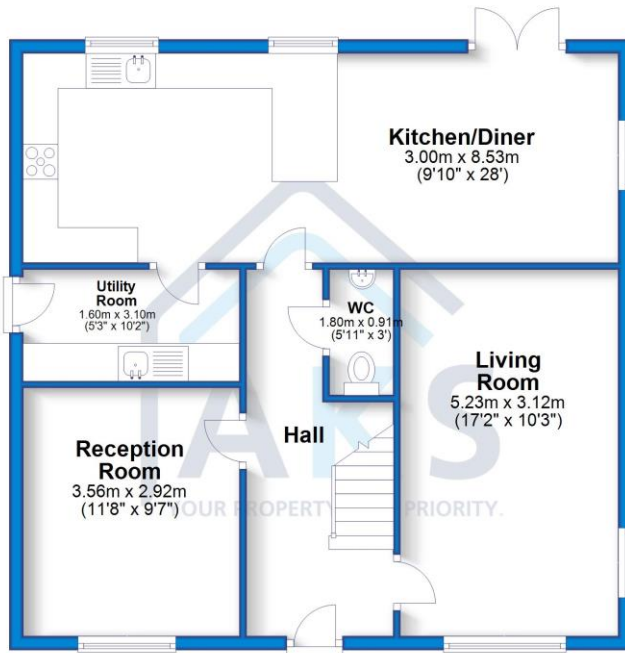
Floor Plan



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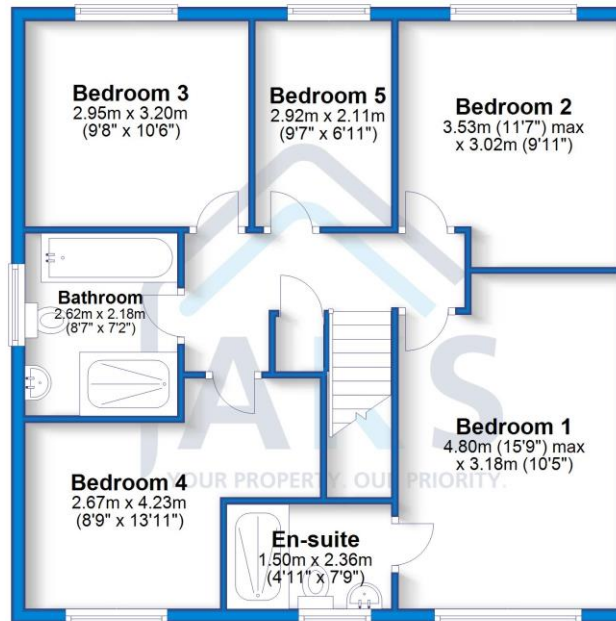
Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



First Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 142.8 sq. metres (1537.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

- SPACIOUS FAMILY HOME
- BEAUTIFUL GARDEN WITH AN UNDERCOVER DECKED AREA
- OPEN PLAN KITCHEN DINING SPACE
- UTILITY ROOM
- DUAL ASPECT WINDOWS
- EPC RATING B
- DESIRABLE CORNER PLOT



About the area:

The village of Drakelow is situated within the beautiful South Derbyshire countryside. The popular towns of Burton-on-Trent and Swadlincote are each just a short drive away and both have plenty of local amenities. For commuters, Drakelow is a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. Rosliston Forestry Centre is just a few minutes away by car and is an excellent outdoor area for all ages.



Schools:

There are several Primary Schools within the surrounding villages. The outstanding Blessed Robert Sutton Academy is also less than a mile away.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

