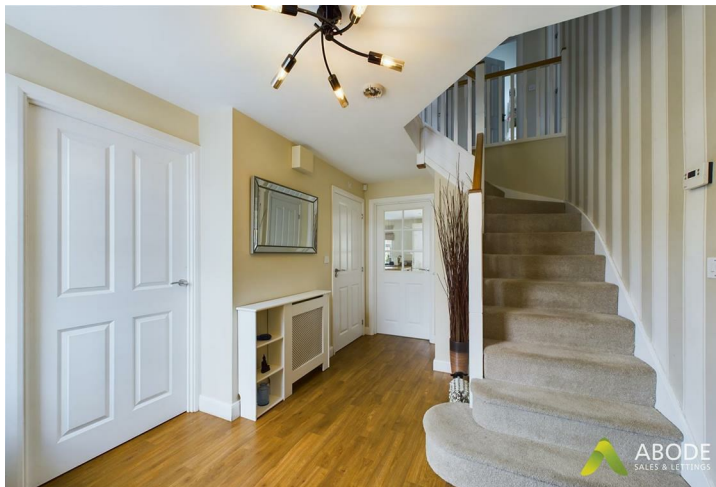






This five bedroom impressive residential property is located in a sought-after area and was constructed by David Wilson Homes, offering spacious living across three floors. Positioned set back from the road, the property faces an appealing public green space to the front and boasts a double driveway leading to a detached double garage on the side.



## Accommodation

Upon entering, a welcoming Reception Hallway greets you, featuring a convenient walk-in storage cupboard and providing access to the Guest Cloakroom, Study overlooking the front aspect, and the Lounge. The lounge is centred around a striking fireplace with a log effect electric fire. The Formal Dining Room is located towards the rear, with a door connecting back to the lounge, French patio doors opening out to the garden, and access through to the living dining kitchen.

The impressive Living Dining Kitchen offers a versatile space, with the kitchen area equipped with a comprehensive range of matching base and eye-level wall units, a central island with additional cupboards below, a built-in double oven, a six-ring gas hob with extractor hood, and fridge and freezer. The living area provides ample room for dining or lounging, with French patio doors leading out to the garden patio. The Utility Room features a second sink, spaces for a washing machine and dryer, a concealed gas central heating boiler, and a door leading to the side driveway.

Moving to the First Floor, you'll discover a dual-aspect Master Bedroom Suite, complete with a Dressing Room featuring fitted double wardrobes and an En-suite Bathroom fitted with a four-piece white suite including WC, basin, shower enclosure, and bath with modern wall tiling. Also on this floor are Two Further Double Bedrooms and a central Family Bathroom, complete with a comprehensive four-piece suite.



The Second Floor offers Two Additional Generous Dual-Aspect Bedrooms, with windows at the front and skylights at the rear. Between these bedrooms, there is a modern Fitted Shower Room with WC, basin, shower enclosure, and a Jack & Jill door leading to one of the bedrooms.

Externally, the property features an attractive rear garden with a lawn, patio, garden area, and a covered seating area. Gated access leads to the double driveway, with a personal door providing entry to the Double Garage from the rear garden. Drakelow Park is a development by David

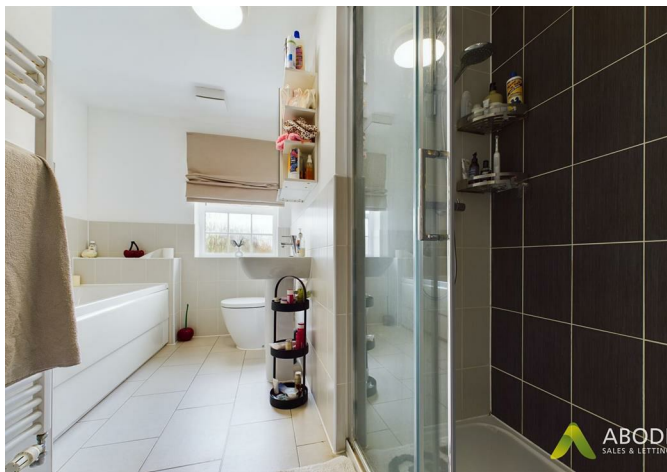






Wilson located between the villages of Walton On Trent & Stapenhill, conveniently close to the A38 commuter route connecting to major road networks such as the A50 and M1.







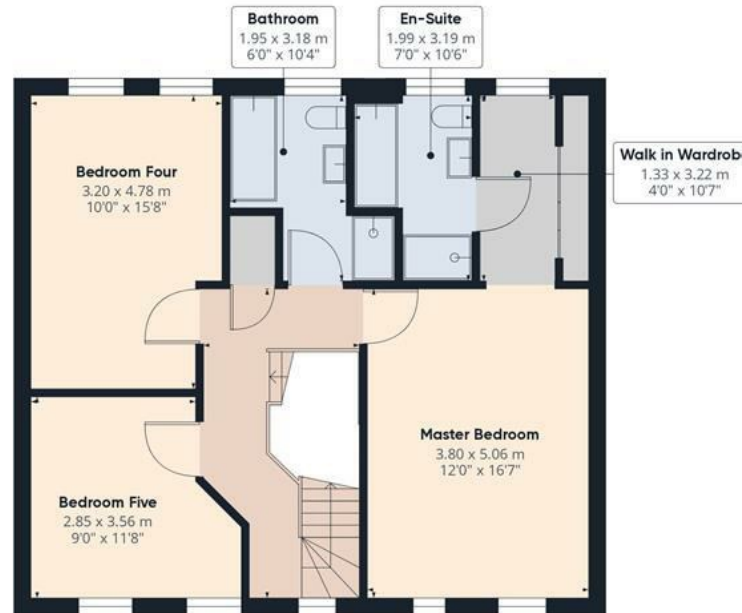




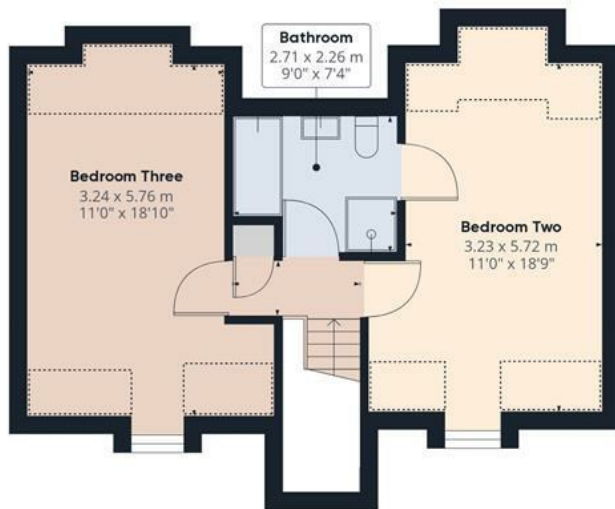




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

200.79 m<sup>2</sup>  
2161.29 ft<sup>2</sup>

**Reduced headroom**

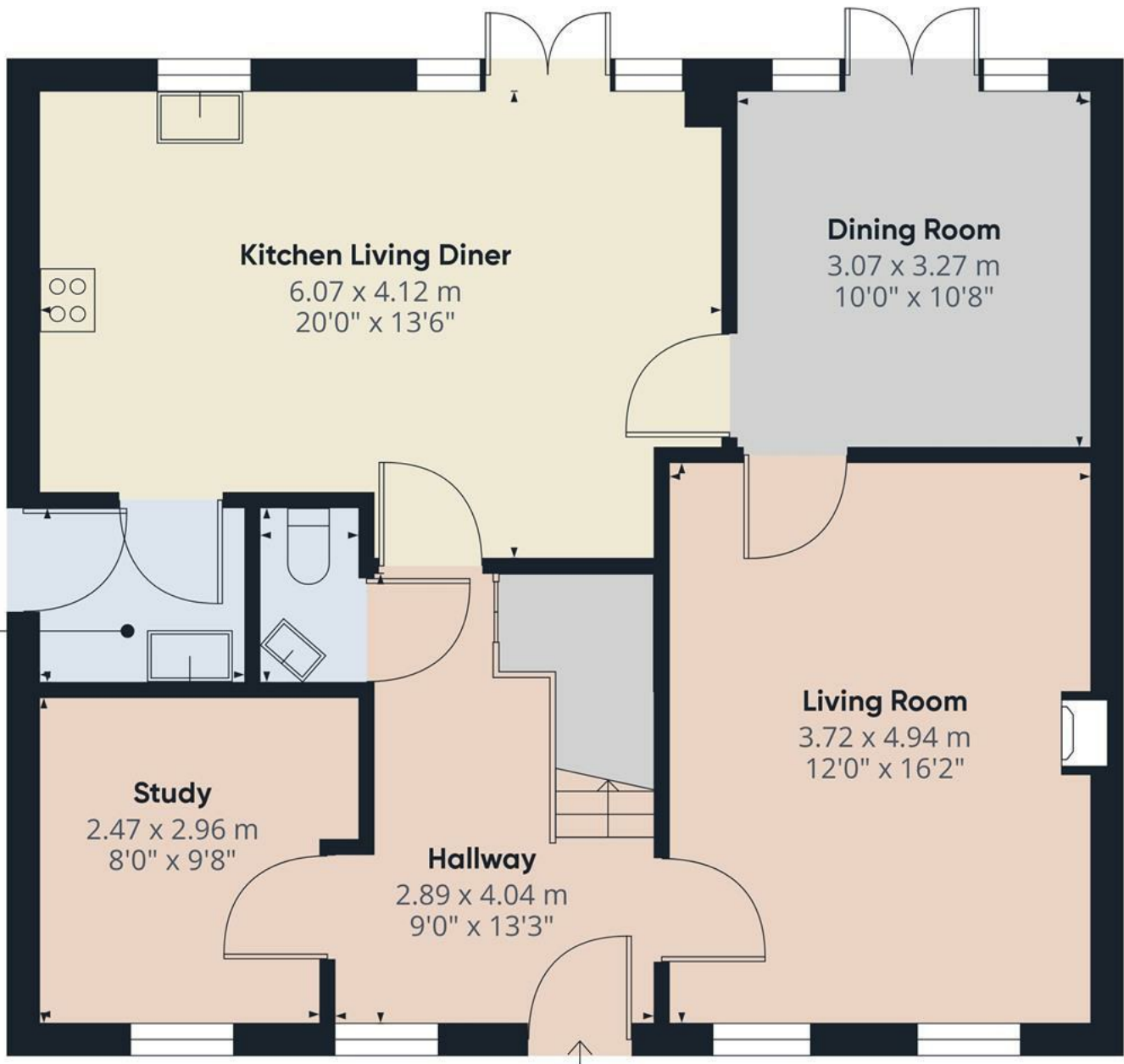
10.83 m<sup>2</sup>  
116.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



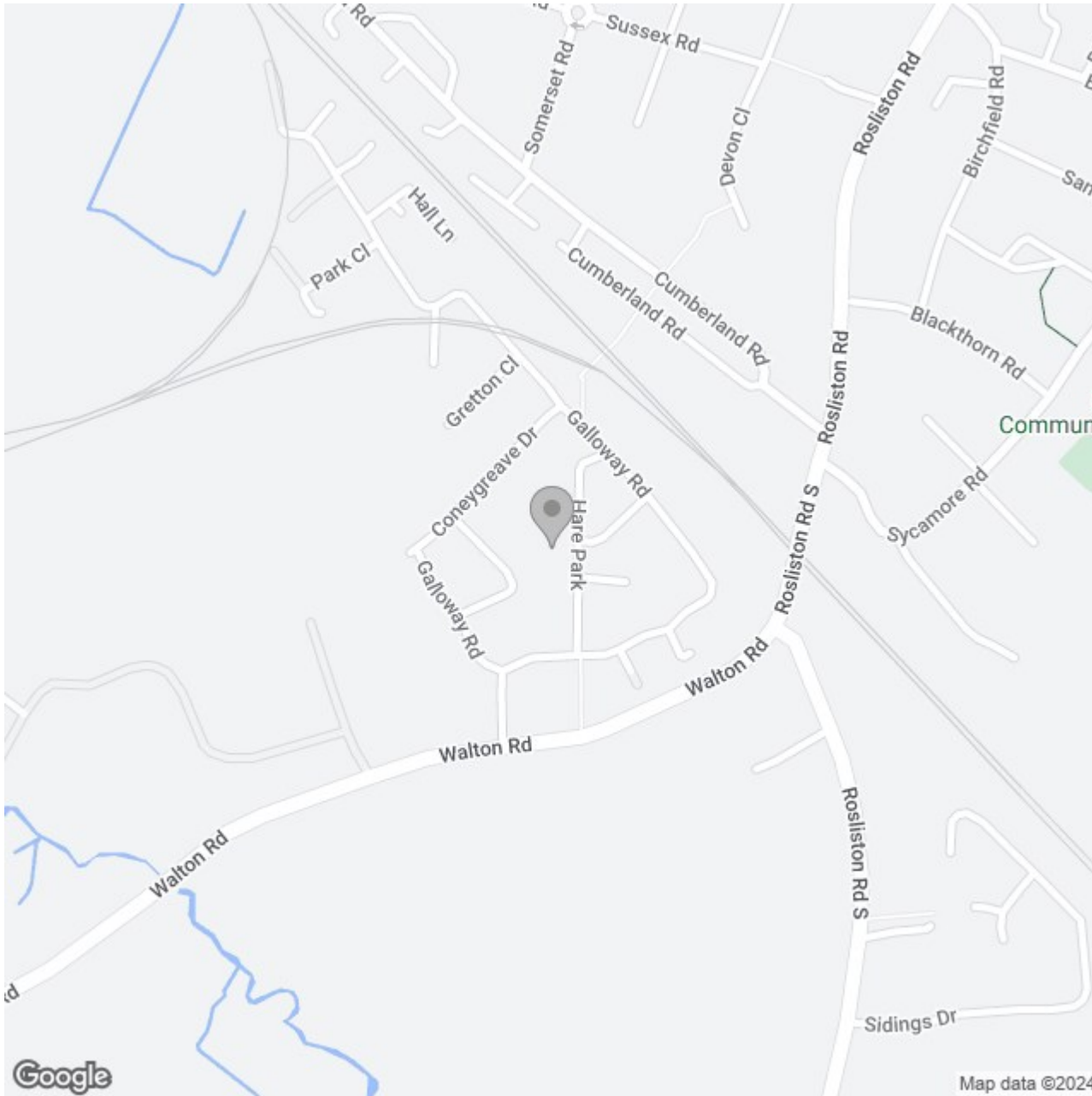
Approximate total area<sup>(1)</sup>  
76 m<sup>2</sup>  
818.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	