





Abode are delighted to present for sale this beautifully appointed modern detached family home, perfectly positioned to enjoy an attractive countryside outlook to the front.

This stylish and well maintained residence offers generous living accommodation, three spacious double bedrooms, off road parking, an integral garage, and an enclosed rear garden- ideal for modern family living.

Nestled in the highly sought after area of Drakelow, a semi-rural village located just south of Burton upon Trent, the property combines peaceful surroundings with excellent local amenities and convenient transport links. Drakelow is renowned for its blend of countryside charm and accessibility, with scenic walks along the River Trent, nearby nature reserves, and easy access to shops, schools, and commuter routes such as the A38 and A444.

In brief, the accommodation comprises: an inviting entrance hallway, ground floor WC, a modern fitted kitchen, and an open plan lounge diner with patio doors leading out to the rear garden- perfect for entertaining or relaxing with family.

Upstairs, the property offers three well proportioned double bedrooms, including a master suite with its own dressing area and en-suite shower room, as well as a contemporary family bathroom.

Enjoying stunning open countryside views to the front and presented to an exceptionally high standard throughout, this property is sure to impress. Early viewing is strongly recommended for those seeking a stylish and versatile home- ideal for families, professional couples, or anyone looking to upsize or downsize in a desirable village

location.



ABODE
SALES & LETTINGS



Entrance Hallway

Composite door leading in from the front, central heating radiator.

WC

WC, wash hand basin, central heating radiator and UPVC double glazed window to the front elevation.

Kitchen

Modern base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated cooker, grill and hob with extractor hood above. Space and plumbing for a washing machine and dishwasher, central heating radiator, tiled splash back and UPVC double glazed window to the side elevation.

Lounge Diner

Two sets of UPVC double glazed patio doors leading out into the garden, central heating radiator, panelling, stairs leading to the first floor, ample space for a dining table and chairs.

Landing

Loft access, central heating radiator and airing cupboard.

Master Bedroom

Two UPVC double glazed windows to the front elevation, two central heating radiators, dressing area.

Ensuite

White suite comprising;- WC, wash hand basin and double shower cubicle. Tiled flooring and partially tiled walls, central heating radiator, UPVC double glazed window to the side elevation.



Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.







Bathroom

White suite comprising:- WC, wash hand basin and bath with shower over and glass shower screen. Tiled flooring and partially tiled walls, central heating radiator and UPVC double glazed window to the side elevation.

Garage

Up and over door to the front, split into two providing ideal storage space.

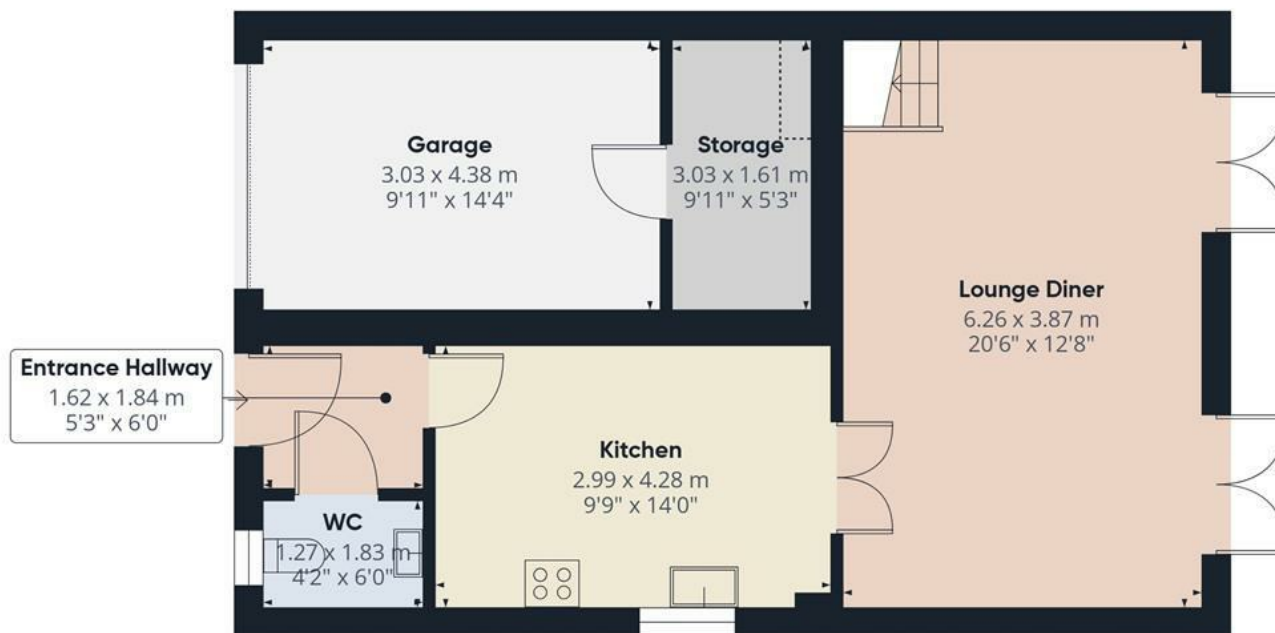
Outside

To the front the driveway provides off road parking and access to the integral garage, with a front lawned area. Gated access to the rear the garden, which is mainly laid to patio with artificial turf and home office/ workshop. Outside water tap.

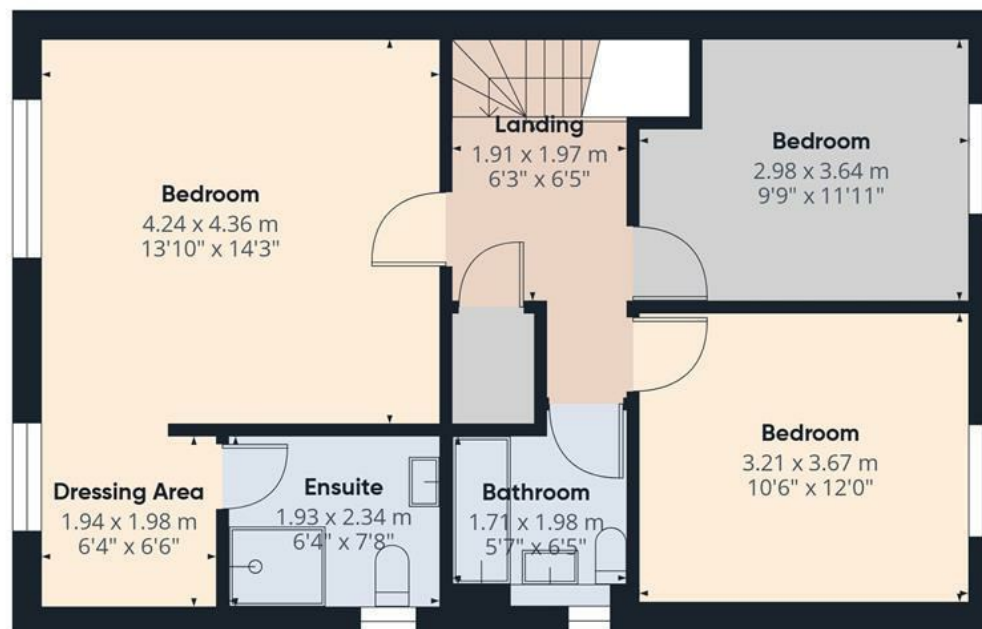








Floor 0



Floor 1

Approximate total area⁽¹⁾

120.5 m²

1297 ft²

Reduced headroom

0.4 m²

4 ft²

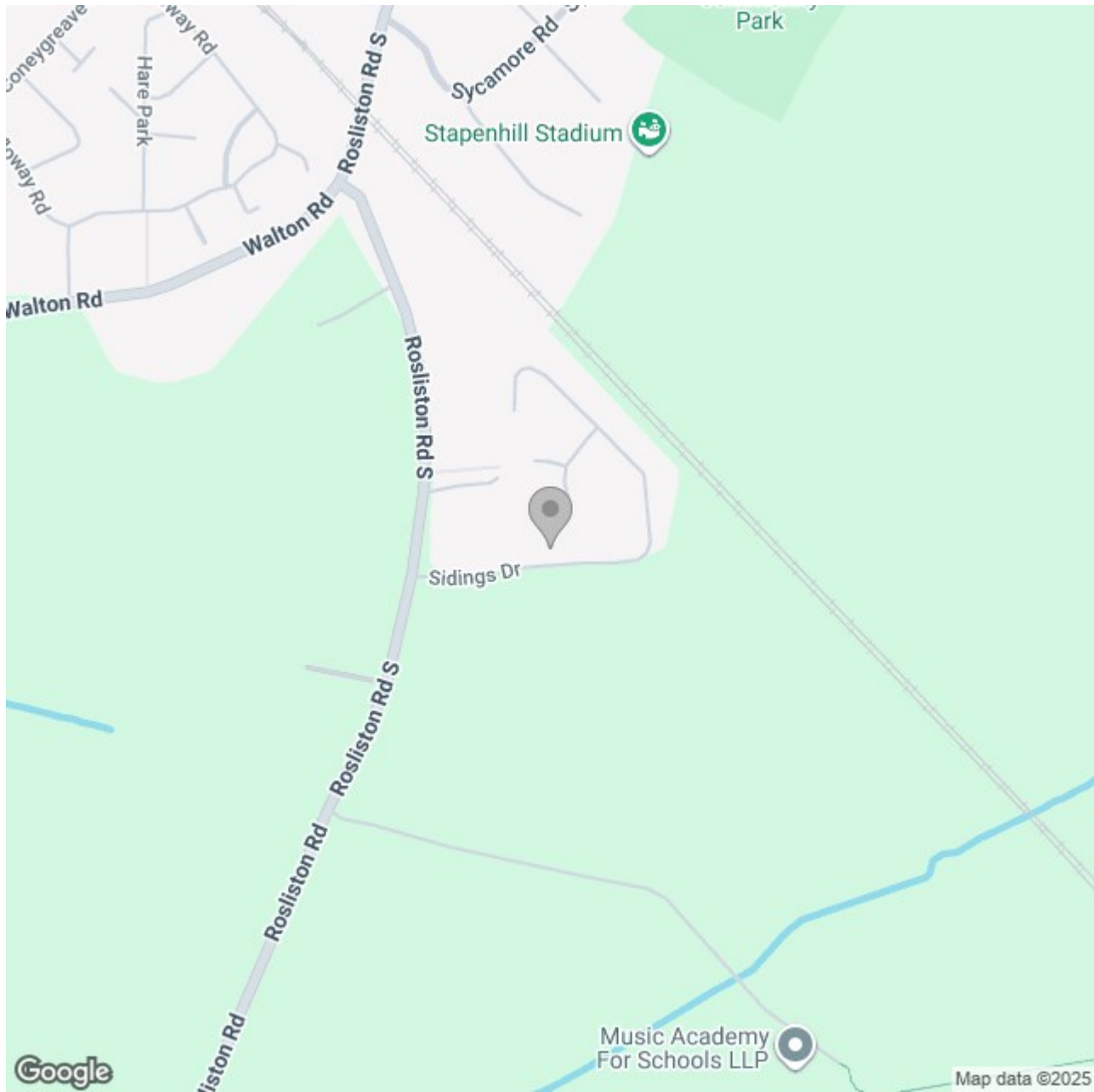
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC