



Sidings Drive, Drakelow, Burton-On-Trent, DE15 9UP

£200,000

Nicholas
Humphreys

Sidings Drive, Drakelow, Burton-On-Trent

**** Modern Semi Detached ** Attractive Rear Open Aspect ** Two Bed & En-suite ** Ready To View ****

A modern Two Double Bedroom semi detached home located on a modern development built by "Lioncourt Homes" in the hamlet of Drakelow. The property in brief opens with a welcoming hallway, guest cloakroom, a modern fitted kitchen with a wide range of built-in appliances and fitted units. The ground floor is open plan with the lounge positioned across the rear aspect with French patio doors to the rear garden.

The first floor has Two double bedrooms with the master having a en-suite shower room and a central bathroom between the two bedrooms. Outside is a driveway for two cars and a well maintained established rear garden.



The Accommodation

Hallway

With glazed frosted front entrance door, door, central heating radiator and internal door leads to guest cloakroom.

Guest Cloakroom

With a uPVC double glazed window to the front elevation, low-level WC with continental flush, floating wash hand basin with mixer tap, central heating radiator and extractor fan.

Kitchen Diner

3.81m x 3.23m (12'6 x 10'7)

The modern kitchen features range of matching base and eye level wall cupboards and drawers with integrated appliances including gas hob with stainless steel extractor hood, dishwasher, washing machine concealed fridge freezer a gas fired central heating combination boiler, gas hob with stainless steel extractor hood, dishwasher, washing machine and further space for freestanding white goods, open plan through to the lounge.

Lounge

4.72m x 3.81m (15'6 x 12'6)

With uPVC double glazed French patio doors to the rear, radiators, TV aerial point, telephone point, thermostat, and a useful under stairs storage cupboard, staircase rises to the first floor.

First Floor

With access to loft space via loft hatch, smoke alarm and central heating radiator.

Master Bedroom

3.78m x 3.20m (12'5 x 10'6)

With a uPVC double glazed window to the front elevation, thermostat, central heating radiator, useful over stairs storage cupboard, internal door leads to:

En-suite Shower room

With a uPVC double glazed window to the front elevation, featuring a three-piece shower room suite, comprising of low-level WC, wash hand basin with mixer tap, and enclosed shower cubicle, chrome heated towel radiator, shaving point and extractor fan.

Bedroom Two

3.78m x 2.62m (12'5 x 8'7)

With a uPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

1.96m x 1.75m (6'5 x 5'9)

With a uPVC double glazed window to the side elevation, featuring a three-piece family, bathroom suite, comprising of low-level WC, wash hand basin with mixer tap, bath with complementary tiling to walls, chrome heated towel radiator, shaving point and extractor fan

Driveway & Garden

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band B
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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