



PARK CLOSE

Nicholas  
**Humphreys**

**Park Close, Drakelow, DE15 9QE**  
**Offers Around £350,000**

# Park Close, Drakelow

**\*\* Family Detached Home \*\* Desirable Location \*\* Impressive Living Kitchen Diner \*\***

A detached family home built by "David Wilson Homes" on the desirable Drakelow Park, the home offers spacious accommodation for the growing family and brief provides a welcoming reception hallway, guest cloakroom, lounge with feature bay window along the side elevation.

A particular feature of this design is the open plan living dining kitchen, an ideal space for entertaining, overlooking the rear garden with space for table & chairs, soft furnishings and a comprehensively fitted kitchen with a selection of built-in appliances, breakfast bar and separate utility room.

The first floor has a master bedroom suite with dressing area with full height built-in wardrobes and en-suite shower room. There are three further bedrooms, the second with full height wardrobes and fitted family bathroom offering a three piece white bathroom suite with shower above the bath. Outside is a double length driveway leading to the single garage, alongside a side gate to the enclosed rear garden. The home has around five years NHBC warranty remaining, is uPVC double glazed and gas centrally heated throughout.

View by appointment only.



## The Accommodation

### Reception Hallway

With uPVC front entrance door in to hallway with wood effect flooring, stairs rising to the first floor radiator and coats cupboard.

### Guest Cloakroom

Fitted with a WC, hand wash basin with complimentary wall tiling.

### Lounge

6.40m x 3.61m (21'0 x 11'10)

A light spacious room with two uPVC double glazed windows, feature bay window and radiator.

### Open Plan Living Kitchen Diner

6.40m x 4.78m max into bay area (21'0 x 15'8 max into bay area)

A delightful open plan living kitchen diner, offering an ideal space for entertaining, with bay window area incorporating French patio doors into the rear garden with ample space for a dining table and chairs set, alongside a soft furnishings area.

The well equipped kitchen has a wide selection of white gloss fronted base and eye level wall cupboards, breakfast bar incorporating sink and concealed dishwasher below. There is a built in five ring gas hob, extractor hood, double oven and concealed fridge freezer.

### Utility Room

1.83m x 1.70m (6'0 x 5'7)

With uPVC double glazed door to the side aspect of the property leading onto the rear driveway and garage, space for washing machine and concealed gas fired central heating boiler.

### First Floor Landing

With window and internal doors lead to bedrooms and bathroom.

### Master Bedroom

3.56m x 2.84m minimum upto dressing area (11'8 x 9'4 minimum upto dressing area)

(into dressing area 17'7 ) With uPVC windows to the front and side aspects, radiator, open plan to dressing area and door to en-suite shower room.

### Dressing Area

2.51m x 1.52m (8'3 x 5'0)

Incorporating fitted floor to ceiling wardrobes with mirror sliding doors.

### En-suite Shower Room

1.98m x 1.32m (6'6 x 4'4)

Offering WC, hand wash basin, double shower enclosure with complimentary wall tiling, uPVC window, radiator and shaver point.

### Bedroom Two

3.66m into wardrobes x 3.10m min (12'0 into wardrobes x 10'2 min)

With uPVC window, radiator and fitted floor to ceiling wardrobes with sliding doors.

### Bedroom Three

3.73m max x 2.64m max (12'3 max x 8'8 max)

With uPVC window and radiator.

### Bedroom Four

2.57m x 2.01m (8'5 x 6'7)

With uPVC window, built-in storage cupboard and radiator.

### Family Bathroom

2.03m x 1.83m (6'8 x 6'0)

Fitted with a three piece white bathroom suite offering WC, hand wash basin, bath with mixer shower tap, wall tiling, uPVC window and heated towel radiator.

### Single Garage

With power and light, up and over door.

### Outside

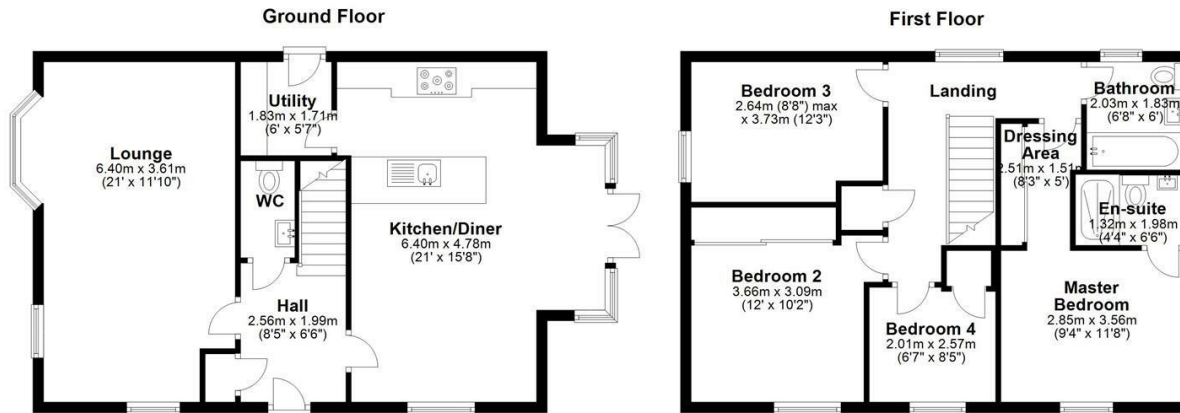
The home occupies a corner plot with rear driveway for two cars, gated access to the enclosed garden with tile patio area, lawn and raised beds.

The home was built by David Wilson Homes and was supplied with a 10 Year NHBC guarantee. with approximately five years remaining.

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 E  
Freehold

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	

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