



Holt Lane, Drakelow, Burton on Trent, DE15 9XB

£399,995

Nicholas
Humphreys

Holt Lane, Drakelow, Burton on Trent

**** DEPOSIT CONTRIBUTION AVAILABLE ** UPGRADED KITCHEN ****

As you enter the property into the large Entrance Hall you first come to the Lounge on the front aspect with an attractive bay window, the Guest Cloakroom is set opposite the useful coats cupboard, before entering the open plan living dining kitchen.

The open plan Living Dining Kitchen is the hub of the home and is guaranteed to impress, overlooking the accessible rear garden via French patio doors set within the walk-in bay with multiple large windows. The modern kitchen has a wide selection of fitted units, and a comprehensive range of in built-in appliances. The kitchen flows into the dining space which is an ideal spot for entertaining with friends and family and space for, a soft furnishings area. There is also a Utility Room with good storage and room for a washer dryer. (included on certain plots)

The first floor provides Four Double Bedrooms with a Master En-suite Shower Room, and an option for built-in wardrobes. The Family Bathroom provides a four piece suite complete with separate bath, large shower cubicle, basin and WC. The interior accommodation comes complete with new floor coverings and optional upgrades on certain plots (additional costs applied)

Outside to the front is the driveway for numerous cars with access to the integral single garage. Side gate leads to the rear garden with lawn and fenced boundaries.



The Accommodation

Reception Hallway

Guest Cloakroom

Lounge

5.77m x 3.23m (18'11 x 10'7)

Living Kitchen Diner

6.48m x 4.72m (21'3 x 15'6)

Utility Room

2.31m x 1.88m (7'7 x 6'2)

First Floor

Bedroom One

5.21m x 3.81m (17'1 x 12'6)

En-suite Shower Room

2.24m x 1.93m (7'4 x 6'4)

Bedroom Two

4.17m x 3.15m (13'8 x 10'4)

Bedroom Three

4.04m x 3.35m (13'3 x 11'0)

Bedroom Four

3.53m x 3.43m (11'7 x 11'3)

Bathroom

2.90m x 2.11m (9'6 x 6'11)

Driveway, Garage & Gardens

Note

The agent is providing a property advertisement on behalf of the developer, the dimensions given are the maximum of each room and may differ from the actual plot being advertised, please check with the sales advisor in respect of individual plots. The floor plan provided is intended as a guide to the general layout, and should not be relied upon for its accuracy for each individual plot being sold. The EPC data for each plot will be supplied by the developer before exchange and completion of the purchase along with confirmation from the local authority as to the council tax banding, supplied within the sales pack information by the

developer. The information displayed about this property comprises a property advertisement on behalf of David Wilson Homes. Nicholas Humphreys makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information. The postcode displayed on the property information may relate to the site offices rather than the home displayed, the postcode is to be confirmed to you, by the developer before any mortgage/ finance application is made.

Property construction: Standard New Build

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: F

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: South Derbyshire Council

Useful Websites: www.gov.uk/government/organisations/environment-agency
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the builder and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Floorplans offered as a guide to layout and display, used as a general indication of layout only, not to scale. The plan may differ to the property being advertised, and maybe a mirror image of the home being viewed. It does not form part of any contract or warranty.



Council Tax Band F

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (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 |

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