



Hare Park, Drakelow, Burton-On-Trent

**** Executive Four Bedroom Detached** No Upward Chain ** Freshly Decorated & Carpeted ** Generous Plot ****

A Family Detached Residence situated on the popular and desirable Drakelow Park development built by David Wilson Homes. This modern home presented to a high standard is the Holden design and in brief comprises of Entrance Hallway, Guest Cloakroom, Lounge to the front elevation with walk in bay window, separate Study, open plan Living/Dining Kitchen with a selection of built in appliances and spacious Dining Area with French Patio door opening out to a Landscaped Garden. Finishing the ground floor there is a utility room, and from hallway stairs rise to the first floor accommodation.

The spacious landing with airing cupboard has doors leading off to the Master Double Bedroom suite with built-in wardrobes, modern En suite Shower Room, Three Further Generous Double Bedrooms and fitted Family Bathroom with a four piece bathroom suite. The interior accommodation is fully uPVC double glazed and gas centrally heated. The internal finish has been improved with quality new carpets throughout and recently painted.

Outside the home has a front fore garden, tarmac driveway providing off road parking for a variety of vehicles leading to a tandem double garage and gated access to the rear west facing landscaped garden with freshly laid lawn, paved stone patios creating an ideal entertaining space on a generous plot. Offered with with immediate vacant possession, view by appointment only.



The Accommodation

Entrance Hallway

With stair case rising to the first floor accommodation and internal doors through to;

Study

2.90m x 2.36m (9'6 x 7'9)

UPVC double glazed window to the front elevation and single radiator.

Lounge

5.41m x 3.68m (17'9 x 12'1)

The focal point of the room being the UPVC double glazed walk in bay window to the front elevation with an attractive outlook.

Guest Cloakroom

1.57m x 1.55m (5'2 x 5'1)

With a white suite, low level wc, pedestal wash hand basin, UPVC double glazed window to the side elevation and a useful under stairs storage cupboard.

Living Dining Kitchen

6.10m max x 4.32m max (20'0 max x 14'2 max)

An open plan living dining kitchen incorporating a wide selection of white gloss fronted base cupboards and drawers, with matching eye level wall units with chrome handles, preparation work surfaces incorporating a one and half bowl stainless sink unit with mixer tap, built in six ring gas hob, chimney style extractor fan, built-in double oven, fridge and freezer, dishwasher, UPVC double glazed window to the rear elevation and open plan through to the dining area with UPVC double glazed French patio doors opening out to the landscaped rear garden.

Utility Room

2.54m x 1.57m (8'4 x 5'2)

Fitted with a stainless steel single drainer sink unit, gloss finish base cupboards, gas fired central heating boiler supplying the central heating system, free standing plumbing and appliance space for washing machine, double glazed door leading out to the rear garden.

Gallery Landing

Double glazed window to the side elevation, access to loft space and airing cupboard with doors leading off to;

Master Bedroom

3.96m x 3.68m (13'0 x 12'1)

With a selection of built-in wardrobes, UPVC double glazed window to the front elevation and door leading through to;

En-suite Shower Room

Fitted with a white suite incorporating a double walk in shower enclosure with complimentary wall tiles, low level wc, pedestal hand wash basin, heated towel radiator, inset spotlights to the ceiling and UPVC double glazed window.

Bedroom Two

4.04m into recess x 2.90m max (13'3 into recess x 9'6 max)

UPVC double glazed windows on the front aspect and built-in wardrobes.

Bedroom Three

3.10m min x 2.97m (10'2 min x 9'9)

UPVC double glazed windows overlooking the landscaped rear garden and built-in wardrobes.

Bedroom Four

3.12m x 2.31m (10'3 x 7'7)

UPVC double glazed window overlooking the rear garden and a built-in wardrobe.

Family Bathroom

2.67m max x 2.31m max (8'9 max x 7'7 max)

Fitted with a four piece white contemporary suite with low level wc, hand wash basin, panelled bath with central mixer tap, complimentary tiling to walls, walk-in separate shower enclosure, UPVC double glazed window and heated towel radiator.

Front Elevation

The property is situated on the popular Drakelow Park development set back from the road with front fore garden, side tarmac driveway providing off road parking for several vehicles leading to a extended tandem garage and gated access to a landscaped rear garden

Tandem Garage

9.65m x 2.90m (31'8 x 9'6)

The garage has a timber rear extension creating this double garage, with glazed windows on the rear aspect providing natural light with an up over door to the front, power and light.

Landscaped Garden

A professional landscaped garden with stone paved patios, shaped lawn with flower beds and borders, fenced boundaries and a further patio in the rear corner of the garden, an ideal sun trap.

Note

Onsite annual fee approximately £265 subject to annual review.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E

Local Authority: South Derbyshire Borough Council

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

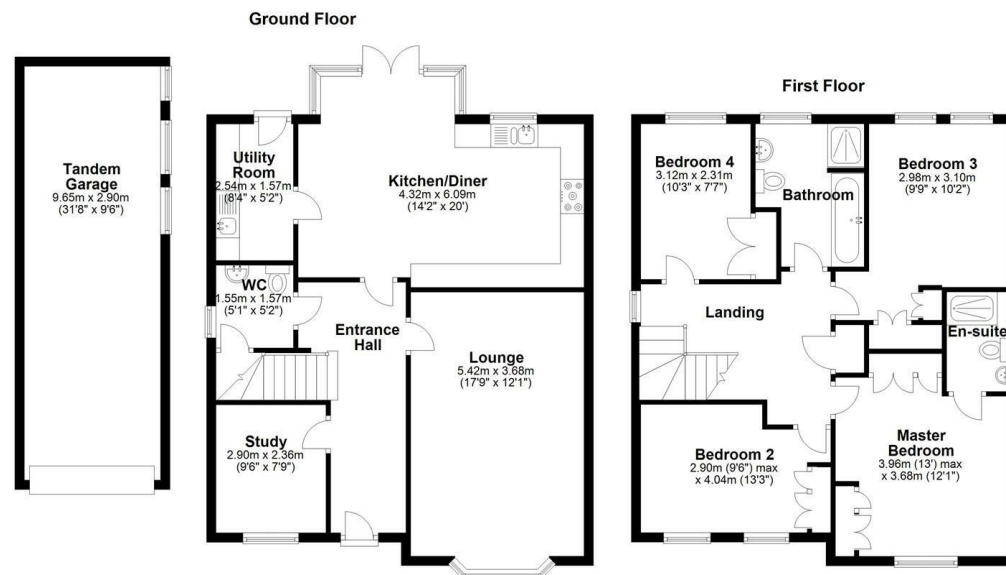
Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

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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. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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		92
(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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