



Galloway Road, Drakelow,
Burton-on-Trent



4



2



2

Guide price £400,000



Key Features

- Impressive Detached Home
- Four Double Bedrooms
- Stunning Corner Plot Position
- Beautifully Presented Throughout
- Double Width Driveway & Detached Double Garage
- Immediate Vacant Possession
- EPC rating B
- Freehold





This four bedroomed detached family home is worthy of an internal inspection in order to appreciate the standard and size of accommodation on offer. Arranged over two floors the home in brief comprises: - spacious entrance hall with guest cloaks off, large impressive bay windowed lounge with dual aspect windows, study, fabulous open plan living dining kitchen with a wealth of integrated appliances and utility off. On the first floor a landing leads to four double bedrooms, the master bedroom having en-suite facility and there is also a large family bathroom. Outside the property enjoys a lovely landscaped plot with private mainly lawned gardens. A sweeping driveway to the rear leads to a detached double garage. No Upward Chain

Accommodation In Detail

Half obscure double glazed entrance door leading to:

Impressive Entrance Hall

having dog legged staircase rising to first floor, fitted smoke alarm, one central heating radiator and large built-in double cloaks cupboard.

Guest Cloak Room

having low level wc, pedestal wash basin, half tiling complement to walls, one central heating radiator and obscure Upvc double glazed window to side elevation.

Main Sitting Room 5.03m extending to 5.6m x 3.67m extending to 4.09m into bay

having Upvc double glazed walk-in bay window to side elevation, sash style Upvc double glazed window to rear, double glazed French doors opening out to the side patio area and two double central heating radiators.

Study 2.82m x 2.76m (9'4" x 9'1")

having Upvc double glazed window to front elevation and one central heating radiator.

Stunning Open Plan Living Kitchen 4.06m x 6.06m extending to 7.27m

featuring:

Living Area 4.06m x 2.53m extending to 2.94m

having Upvc double glazed walk-in bay window to front elevation and one central heating radiator.

Kitchen Area 3.56m x 4.07m (11'8" x 13'5")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, a good array of AEG including six ring gas hob with stainless steel canopy over and double oven, Electrolux dishwasher and fridge/freezer, stainless steel sink and draining unit, cupboard containing fitted Ideal Logic gas fired central heating boiler, spotlights to ceiling, concealed under unit lighting, one central heating radiator and walk-in bay window with Upvc double glazed French doors opening out to the rear patio.

Utility Room 1.60m x 1.92m (5'2" x 6'4")

having fitted base unit, stainless steel sink and drainer, plumbing for washing machine, one central heating radiator, fitted extractor vent and Upvc double glazed door to rear elevation.



On The First Floor

Landing

having access to loft space, one central heating radiator, fitted smoke alarm and airing cupboard with pressurised lagged hot water cylinder.

Master Bedroom 5.30m x 3.68m (17'5" x 12'1")

having Upvc double glazed sash style windows to either side, one central heating radiator and a range of built-in wardrobes.

En-Suite Shower Room

having over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, heated ladder towel radiator, obscure Upvc double glazed window to rear elevation and fitted extractor vent.

Bedroom Two 4.42m x 2.83m (14'6" x 9'4")

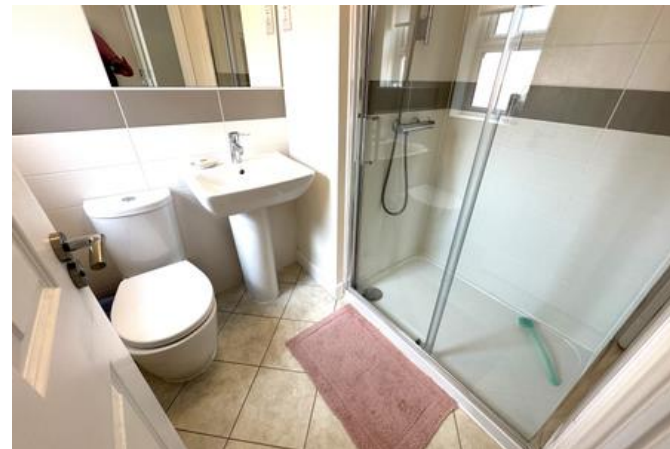
having Upvc double glazed windows to both front and side elevations, one central heating radiator and useful overstairs store.

Bedroom Three 3.53m x 3.25m (11'7" x 10'8")

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Four 2.71m x 4.13m (8'11" x 13'6")

having Upvc double glazed window to rear elevation and one central heating radiator.



Family Bathroom

having white four piece suite comprising side fill panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin, large shower enclosure with glass and chrome screen, heated ladder towel radiator, half tiling complement to walls, full tiling to shower area, obscure Upvc double glazed window to front elevation and fitted extractor vent.

Outside

The property occupies a generous corner plot with landscaped gardens to the front, side and rear. The driveway to the property is located at the rear of the house and provides parking for four vehicles and leads to a detached brick built double garage. To the rear is a landscaped well maintained garden which is enclosed extensively by walls and timber fencing, the garden is mainly set to lawn with a variety of herbaceous shrubs. There is an external water supply.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

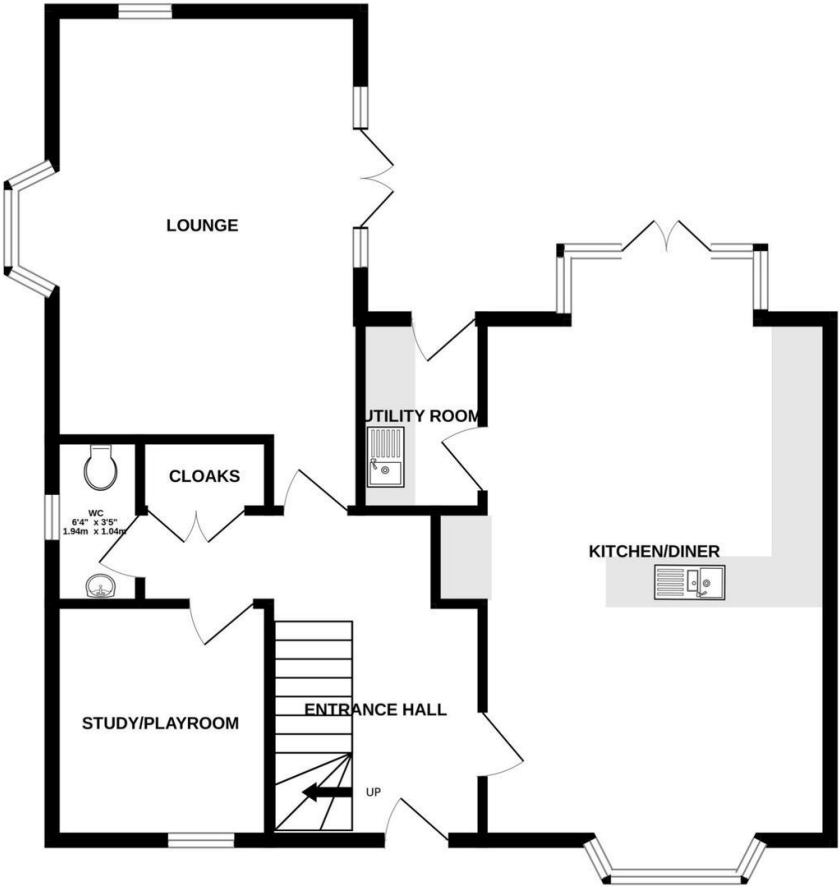
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

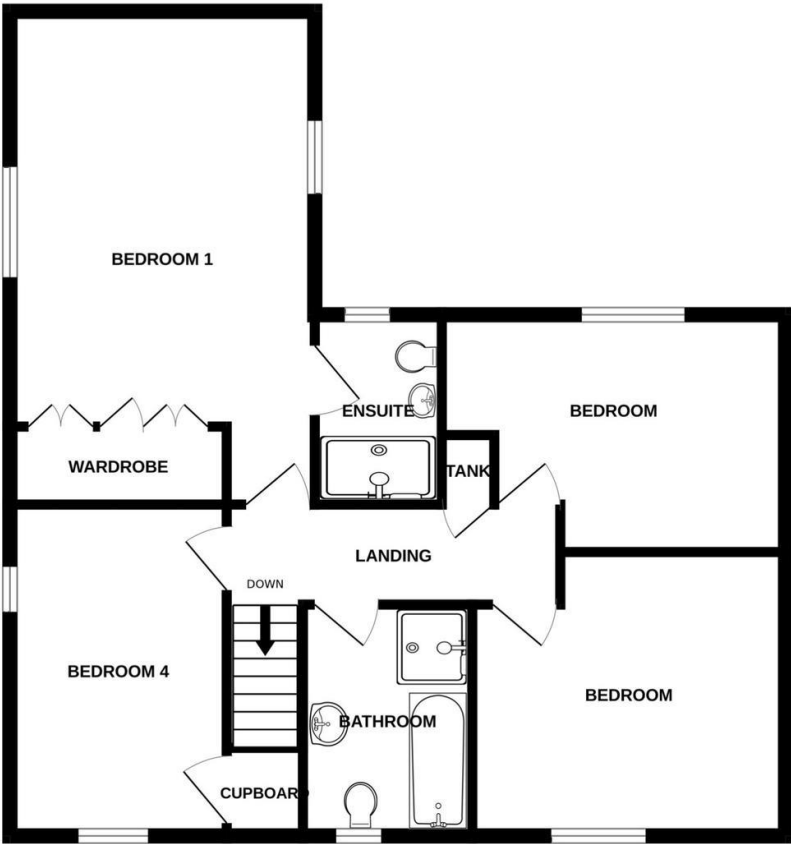
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
21 Galloway Rd

