



Hall Lane, Drakelow, Burton-on-Trent



5



3



3

£495,000



## Key Features

- Stunning Five Bedroom Detached Home
- Corner Plot Position Adjacent To Open Ground
- Three Reception Areas
- Private Landscaped Garden
- Detached Double Garage With Electric Doors & Remote Controlled Gates
- Two En-Suites
- EPC rating B
- Freehold





\*\*\* Impressive Detached Five Bedroom Family Home \*\*\* Situated upon this increasingly popular development this well positioned five bedroomed detached home is worthy of an internal inspection in order to fully appreciate the standard of accommodation on offer. Approached via remote controlled gates the sweeping driveway provides ample parking and leads to a detached double garage. Internally there is an impressive entrance hall with storage and guest cloak room off, fabulous main sitting room, separate dining room, open plan living kitchen and utility room. On the first floor a landing leads to five well proportioned bedrooms, four having built-in wardrobes, two having en-suites and there is a family bathroom. Quite simply a lovely home.

### Accommodation In Detail

#### Open Canopied Entrance

having half obscure double glazed security entrance door leading to

#### Impressive Entrance Hall 4.22m x 3.06m (13.8ft x 10ft)

having dog legged staircase rising to first floor with light oak handrail, fitted Karndean flooring, one central heating radiator, low intensity spotlights to ceiling, fitted smoke alarm and large full height storage cupboard.

#### Guest Cloak Room

having low level twin flush wc, pedestal wash basin, fitted Karndean flooring, fitted extractor vent, low intensity spotlights to ceiling and one central heating radiator.

#### Main Reception Room 6.61m extending to 7.17m x 3.54m extending to 4.3m and reducing to 3.5m

having Upvc double glazed walk-in bay window to front elevation, Upvc double glazed French doors with double glazed lights to either side, two central heating radiators, media centre with illuminated display areas and attractive cedar wood panelling.

#### Dining Room 3.22m c 3.95m extending to 4.3m into bay

having Upvc double glazed walk-in bay window to front elevation, two central heating radiators and Upvc double glazed window to side elevation.

#### Stunning Open Plan Living Dining Kitchen 6.56m x 4.35m extending to 4.74m and 5.6m

having Upvc double glazed walk-in bay window to either side, French doors opening out onto the rear patio, Upvc double glazed window to rear elevation, two central heating radiators, Karndean flooring, vast array of low intensity spotlights to ceiling, stunning array of high gloss white fronted base and eye level units with complementary solid grey granite work surfaces, kickstrip heating, integrated breakfast bar, sink and drainer, five ring gas hob with stainless steel extractor over and AEG appliances including double oven, dishwasher and fridge/freezer.

#### Utility Room 2.45m x 2.13m (8ft x 7ft)

having a range of high gloss white fronted base and eye level units, fitted Ideal gas fired central heating boiler, solid grey granite work surfaces, stainless steel sink and draining unit, plumbing for washing machine, fitted Karndean flooring, one central heating radiator, half obscure double glazed door to rear elevation and fitted extractor vent.

### On The First Floor

#### Landing

having low intensity spotlights to ceiling, one central heating radiator and access to loft space.





### Master Bedroom Suite 4.38m x 3.67m extending to 6.35m

having an extensive array of built-in wardrobes, Upvc double glazed windows to either side, low intensity spotlights to ceiling, thermostatic control for heating and two central heating radiators.

### En-Suite Shower Room

having suite comprising over-sized shower with glass and chrome door, pedestal wash basin, low level wc, low intensity spotlights to ceiling, ceramic tiling flooring, heated ladder towel radiator, fitted extractor vent, fitted shaver point and obscure Upvc double glazed window to side elevation.

### Bedroom Two 3.27m x 3.9m (10.7ft x 12.8ft)

having upvc double glazed windows to front and side elevations, one double central heating radiator and excellent range of built-in wardrobes.

### En-Suite Shower Room

having suite comprising over-sized shower enclosure, low level wc, pedestal wash basin, obscure Upvc double glazed window to side elevation, fitted extractor vent, low intensity spotlights to ceiling, full tiling complement to walls and ceramic tiling to floor.

### Bedroom Three 2.65m x 3.43m (8.7ft x 11.3ft)

having Upvc double glazed window to rear elevation, one central heating radiator and range of built-in wardrobes.

### Bedroom Four 3.7m x 2.94m (12.1ft x 9.6ft)

having Upvc double glazed window to front elevation, one central heating radiator and range of built-in wardrobes.

### Bedroom Five 2.84m x 2.37m (9.3ft x 7.8ft)

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



## Family Bathroom

having suite comprising large side fill bath, over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, full tiling complement to shower area and half tiling to further walls, obscure Upvc double glazed window to rear elevation, fitted extractor vent, low intensity spotlights to ceiling, ceramic tiling to floor and heated ladder towel radiator.

## Outside

To the side of the property electric remote controlled gates provide access to a double width driveway and detached double garage. The rear garden features a fabulous porcelain tiled patio and is well screened by timber fencing, the main garden being mainly laid to lawn.

## Double Garage 5.14m x 5.73m (16.9ft x 18.8ft)

having twin electric remote controlled up and over doors, power and light.

## Services

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

## Measurement

The approximate room sizes are quoted in metric.

## 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.

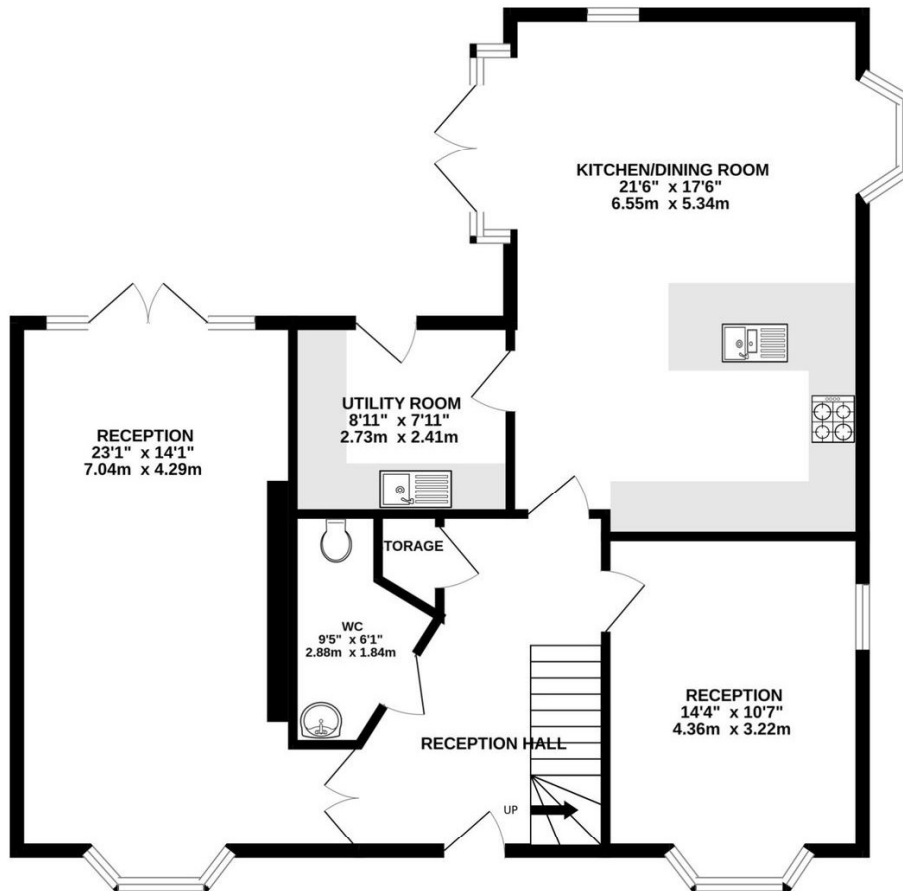
## Note

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.

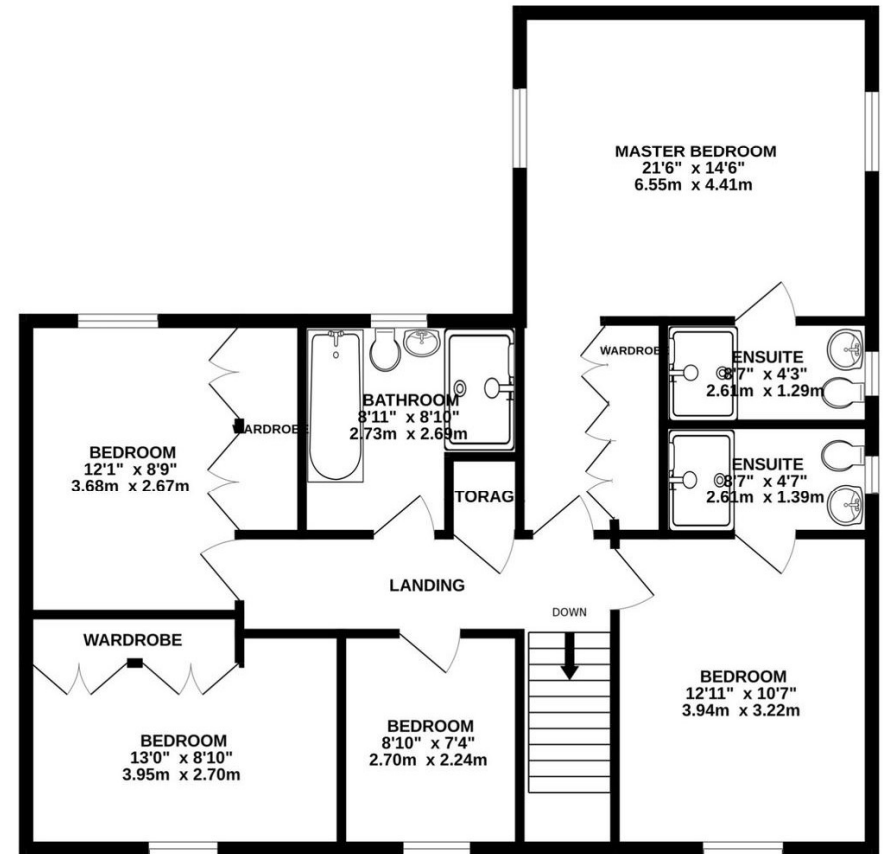




GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



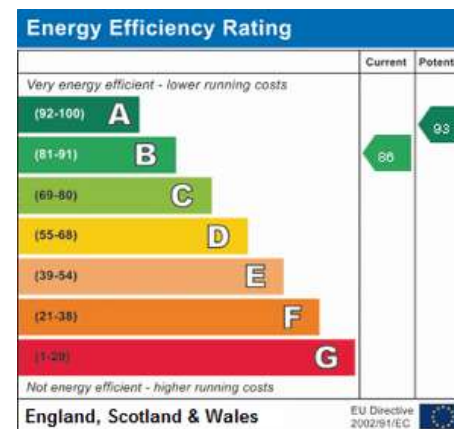
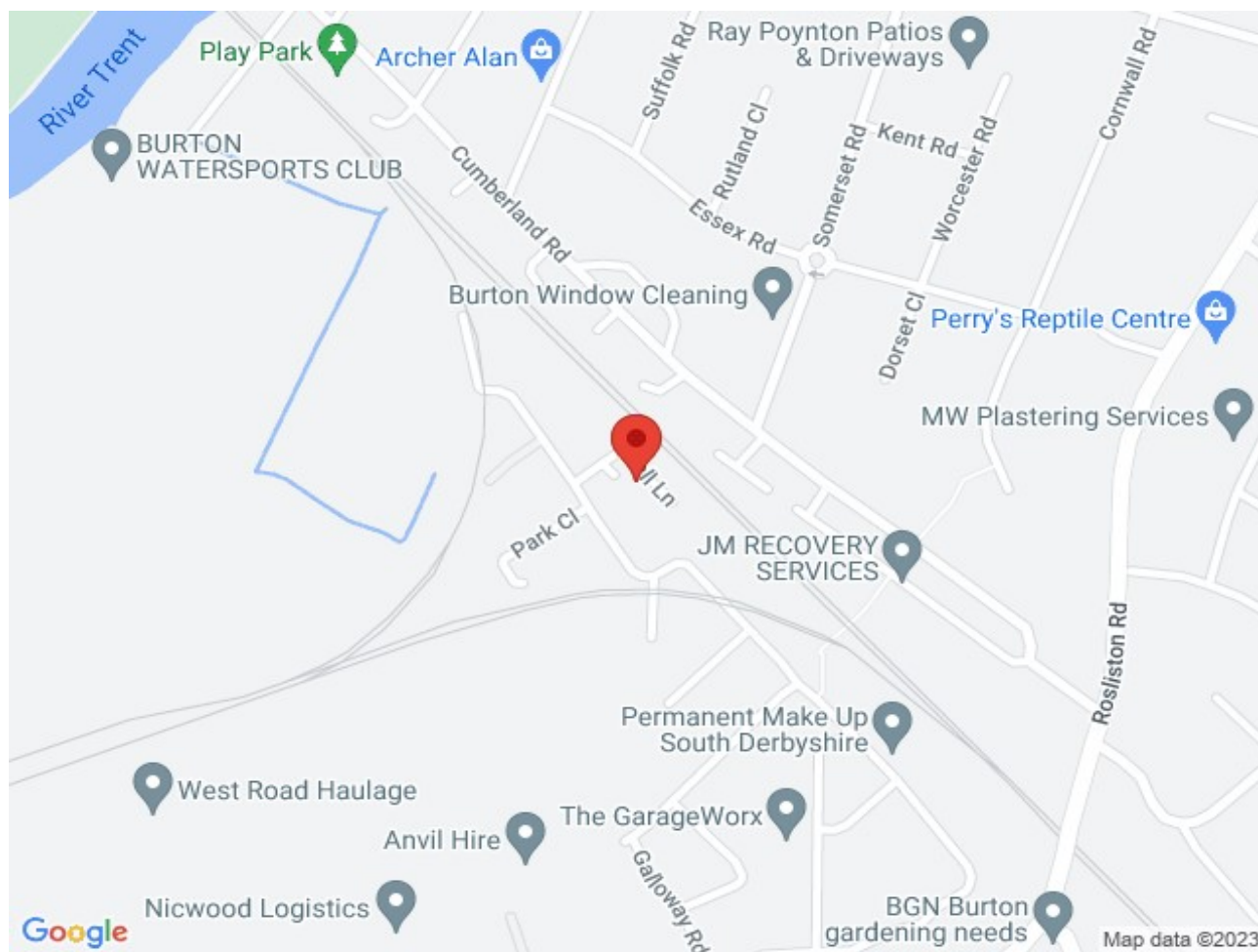
1ST FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.

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.

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3 Hall St