



Galloway Road, Drakelow,  
Burton-on-Trent



4



2



2



OIRO £450,000

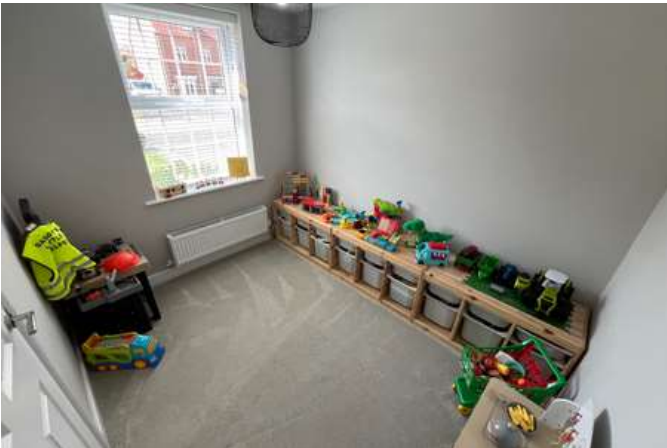


## Key Features

- Four Bedroomed Detached Home
- No Upward Chain
- Immaculately Presented
- Beautiful Landscaped Rear Garden
- Detached Single Garage & Driveway
- EPC rating B
- Freehold







Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home on the desirable David Wilson Drakelow Park phase 1 development (Built approx 6 years ago).

Providing ample living space the internal accommodation comprises: - entrance hall, lounge, dining kitchen, utility room, study, guest cloak room and on the first floor a landing leads to four double bedrooms, master en-suite and family bathroom.

Also benefiting from a detached single garage, plenty of off road parking, good sized frontage and an immaculately very private landscaped rear garden which is not overlooked from any angle. Viewings highly recommended.

#### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, thermostat for central heating and one central heating radiator.

#### Lounge 5.43m x 3.74m (17'10" x 12'4")

having bay window to front elevation, media point and two central heating radiators.

#### Study 2.8m x 2.33m (9'2" x 7'7")

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

#### Dining Kitchen 6.13m x 4.92m (20'1" x 16'1")

having range of high gloss base and wall mounted units, wood effect laminate work top, integrated fridge, freezer and dishwasher, six ring gas AEG hob with extractor over, stainless steel sink and drainer with chrome mixer tap, AEG oven, two central heating radiators, bay style full height Upvc double glazed windows, Upvc double glazed window to rear and Upvc double glazed French doors leading out to rear patio.

#### Utility Room 1.65m x 3.58m (5'5" x 11'8")

having base and eye level units, wooden laminate work top, stainless steel sink and drainer with chrome mixer tap, space for washing machine, cupboard housing Ideal Logic gas fired combination boiler, one central heating radiator and frosted composite double glazed door to rear elevation.

#### Guest Cloak Room 1.59m x 1.47m (5'2" x 4'10")

having understairs storage housing consumer unit and media points, low level wc, pedestal wash basin with chrome mixer tap, one central heating radiator, half height tiling and frosted Upvc double glazed window to side elevation.

#### On The First Floor

#### Galleried Landing

having access to loft space, built-in storage cupboard housing hot water cylinder, one central heating radiator and Upvc double glazed window to side elevation.

#### Master Bedroom 4.74m x 3.74m (15'7" x 12'4")

having built-in triple wardrobes, thermostat for central heating, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

#### En-Suite 2.09m x 1.44m (6'11" x 4'8")

having low level wc, pedestal wash basin with chrome mixer tap, shower cubicle with thermostatic chrome shower, heated towel radiator, fully tiling to shower area, half height to further walls, shaver point, extractor fan and frosted Upvc double glazed window to side elevation.

#### Bedroom Two 4.04m x 3.66m (13'4" x 12'0")

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

#### Bedroom Three 3.88m x 3.74m (12'8" x 12'4")

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

#### Bedroom Four 3.1m x 2.77m (10'2" x 9'1")

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



### Family Bathroom 2.77m x 2.03m (9'1" x 6'8")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, separate shower with thermostatic controlled chrome shower, full tiling to shower area, half height to further walls, extractor fan, heated towel radiator and frosted Upvc double glazed window to rear elevation.

### Outside

To the rear of the property is a well landscaped garden which is fully enclosed and featuring an Indian stone style patio, further good sized patio with feature pergola, raised planter beds and lawned area. There is a detached single garage and a tandem tarmacadam driveway providing parking for up to four vehicles. To the front is a good sized fore garden which is mainly laid to lawn with boxed hedges to the boundary and an Indian stone pathway.

### 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.

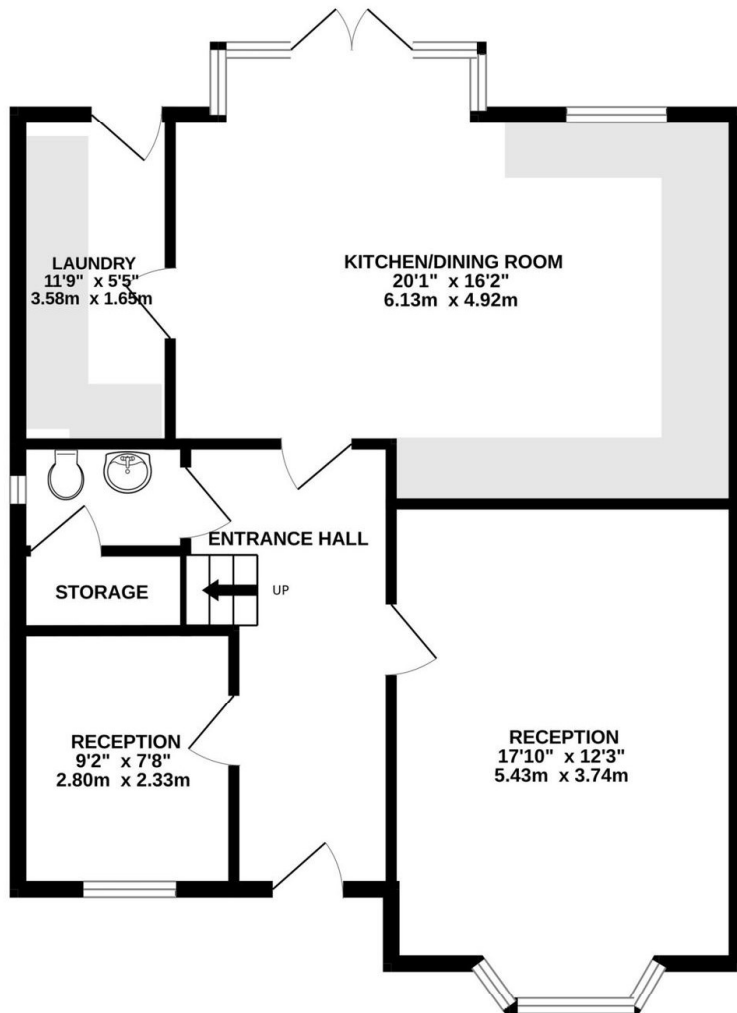
### Note

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.

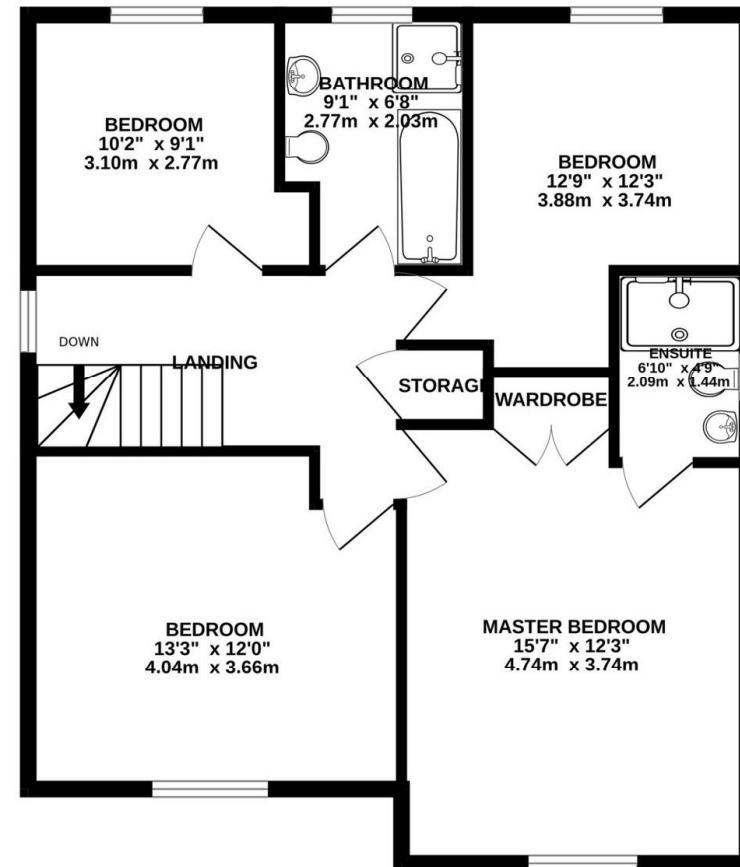




GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.



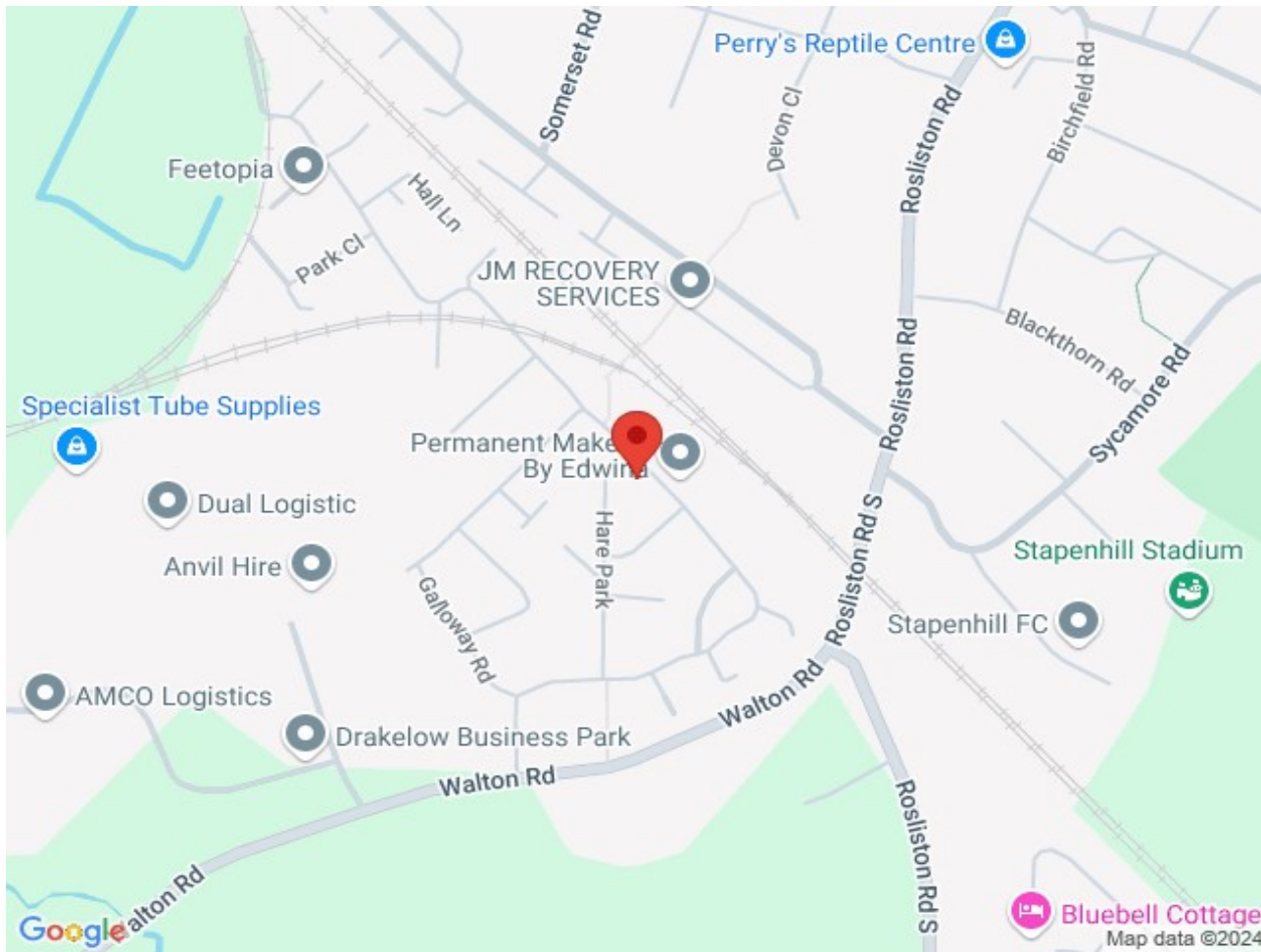
1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(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		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		