



Park Close, Drakelow, Burton-on-Trent



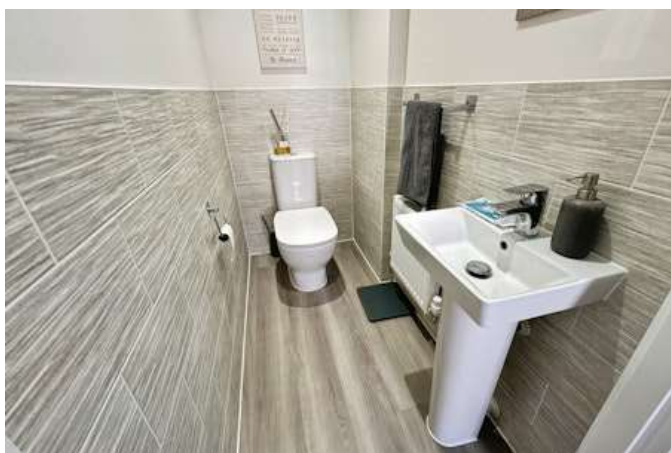
£350,000



Key Features

- Impressive Four Bedroomed Detached Home
- Corner Plot Position
- Highly Regarded Modern Development
- Beautifully Presented Throughout
- Lovely Landscaped Gardens
- Immediate Vacant Possession
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious four bedroomed modern detached home occupying a generous corner plot position. The home has been meticulously maintained by the current owners and an internal inspection is strongly recommended in order to appreciate the well laid out accommodation on offer. In brief the property comprises: - entrance hall, guest cloak room, cloaks cupboard, large bay windowed lounge, stunning open plan living dining kitchen with French doors leading out to the rear garden and separate utility room. On the first floor a spacious landing leads to four well proportioned bedrooms, two have mirror fronted triple wardrobes, en-suite to master bedroom and there is also a well equipped family bathroom. Outside a driveway to the rear provides ample parking and leads to a brick built garage. The rear garden is landscaped to include shaped lawns, herbaceous borders and large porcelain patio area.

Accommodation In Detail

Upvc half obscure double glazed composite entrance door leading to:

Entrance Hall 2.8m x 2.02m (9'2" x 6'7")

having staircase rising to first floor, thermostat control for central heating, one central heating radiator, fitted smoke alarm, quality fitted flooring and large full height store cupboard.

Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, half tiling complement to walls, fitted extractor vent and low intensity spotlights to ceiling.

Reception Room

having Upvc double glazed sash style windows to front and side elevations, Upvc double glazed bay window to side and two central heating radiators.

Open Plan Dining Kitchen 3.5m x 6.4m (11'6" x 21'0")

featuring:

Kitchen Area 2.86m x 3.75m (9'5" x 12'4")

having a lovely array of high gloss white fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, five ring gas hob with stainless steel extractor over, electric double oven, integrated fridge/freezer and dishwasher and low intensity spotlights to ceiling.

Living Dining Area

having quality flooring, two central heating radiators, sash style window to front elevation and large walk-in bay window to rear elevation with French doors opening out to the rear garden.

Utility Room 1.75m x 1.84m (5'8" x 6'0")

having a range of fitted white high gloss base and wall mounted units with complementary working surfaces, plumbing for washing machine, quality flooring, cupboard housing Logic condensing gas fired central heating boiler, fitted extractor vent, half obscure double glazed composite door to rear elevation, one central heating radiator and large understairs storage cupboard.

On The First Floor

Galleried Landing

having Upvc double glazed sash style window to rear elevation, one central heating radiator, access to loft space and airing cupboard incorporating pressurised hot water cylinder.



Stunning Master Bedroom 3.54m x 2.82m extending to 5.35m max

having a lovely array of triple mirror fronted wardrobes with sliding doors, Upvc double glazed sash style windows to front and side elevations and one central heating radiator.

En-Suite Shower Room

having over-sized shower, pedestal wash basin, low level wc, full tiling complement to shower area and half tiling to further walls, fitted shaver point, one central heating radiator, obscure Upvc double glazed window to side elevation and fitted extractor vent.

Bedroom Two

having sash style window to front elevation, one central heating radiator and range of triple mirror fronted wardrobes with sliding doors.

Bedroom Three 3.75m x 2.64m (12'4" x 8'8")

having Upvc double glazed sash style window to side elevation and one central heating radiator.

Bedroom Four 2.56m x 2.14m (8'5" x 7'0")

having Upvc double glazed sash style window to front elevation, one central heating radiator and useful overstairs storage cupboard with fitted shelving.

Family Bathroom

having suite comprising panelled bath, pedestal wash basin, low level wc, half tiling complement to walls and full tiling to shower area, heated ladder towel radiator, obscure Upvc double glazed sash style window to rear elevation and fitted extractor vent.

Outside

The property enjoys a easy to maintain fore garden which has recently been re-landscaped. A driveway to the rear of the property provides ample parking and leads to a garage with up and over door, electric light and power. The rear garden is screened by walling and fencing and has a good sized porcelain patio, beyond which lies a shaped lawn with shrubbed borders.



Services

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

Measurement

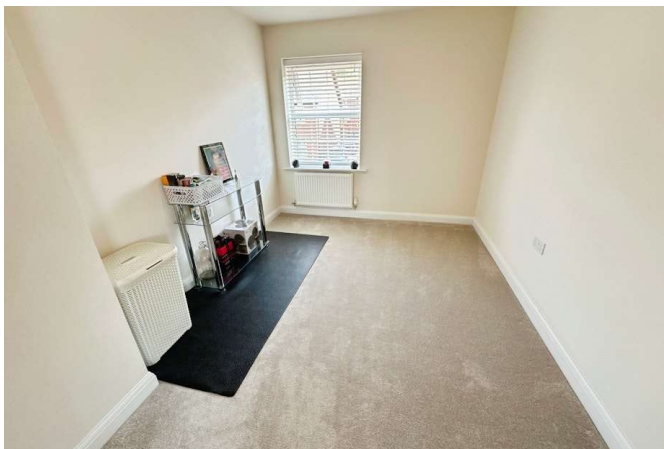
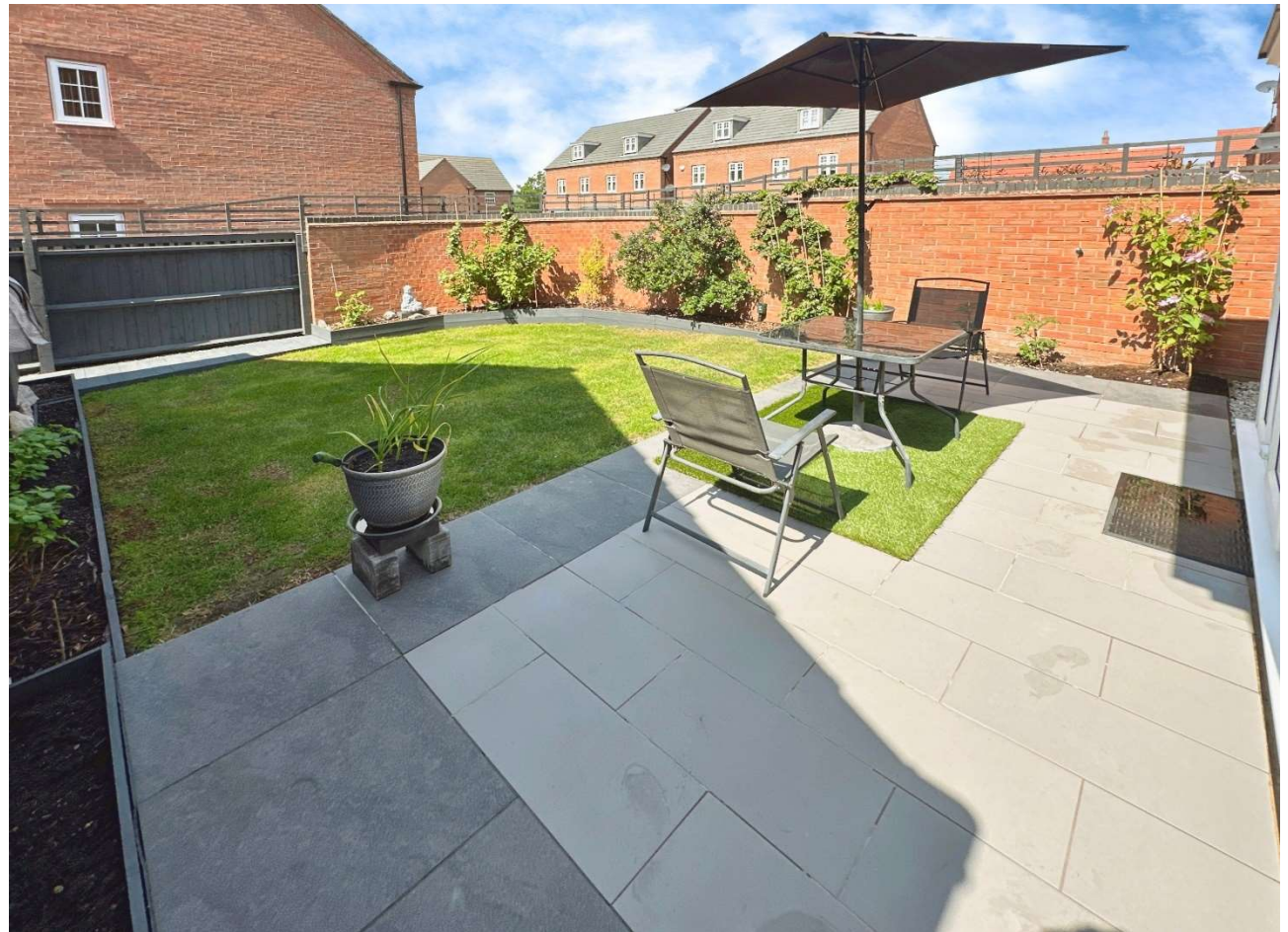
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

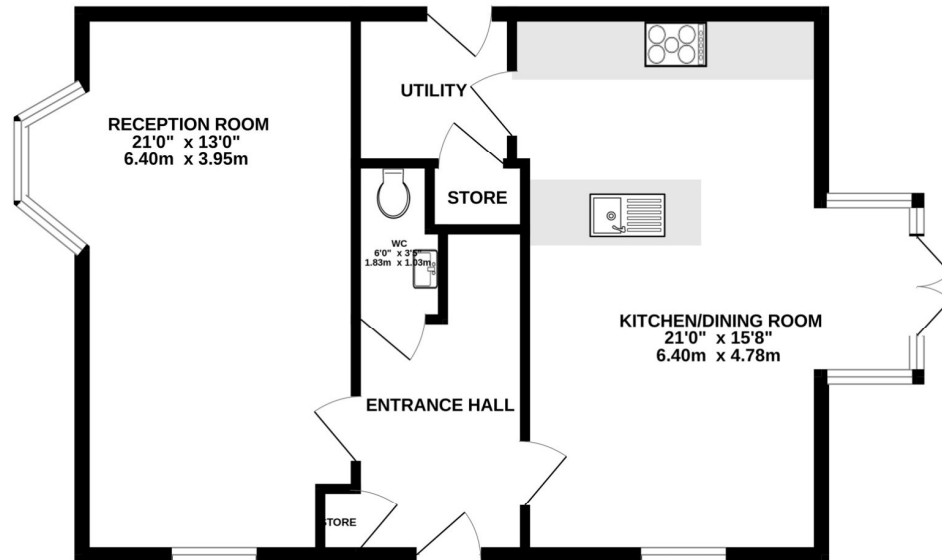
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

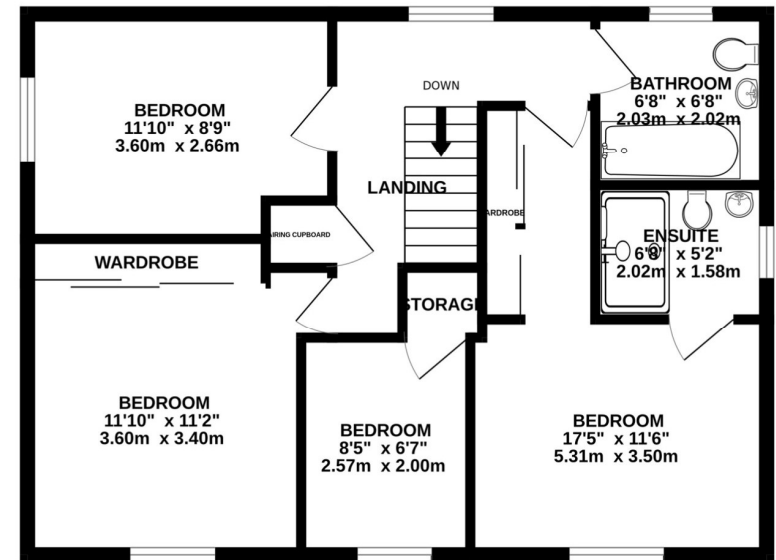
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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