



Whitwell Drive, Drakelow,
Burton-on-Trent



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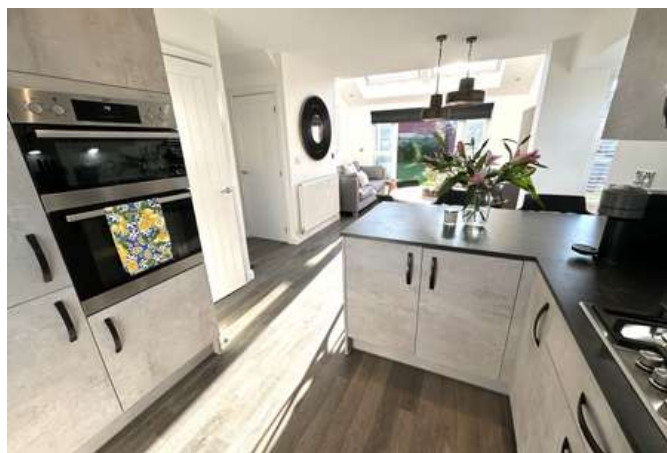
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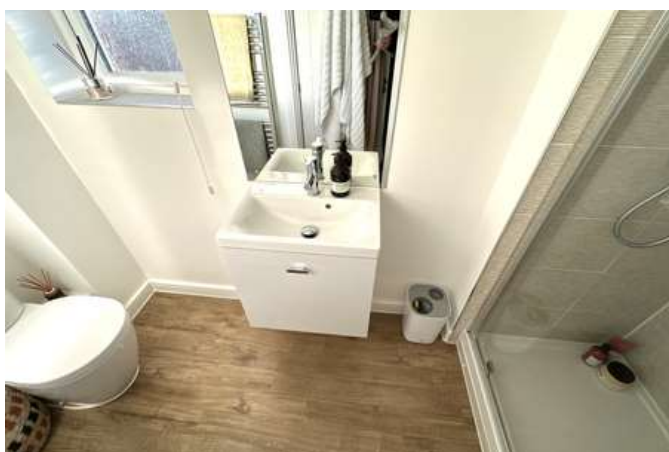
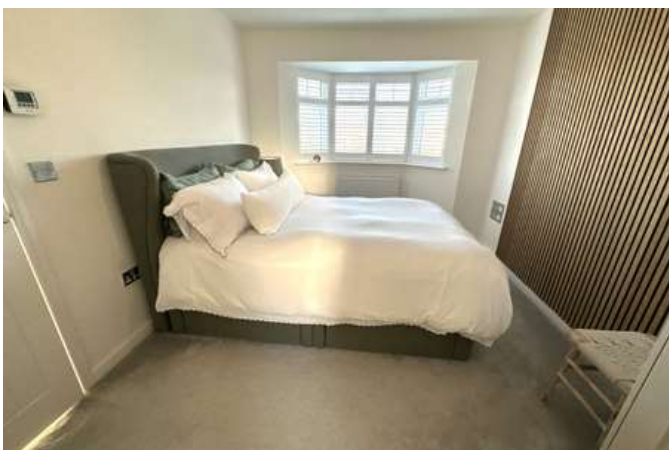
Guide price £335,000



Key Features

- Stunning Detached Home On Corner Plot
- Highly Regarded Modern Development
- Offered To A Fabulous Standard Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Superb Range Of Up-Grades Throughout
- Built-in Bespoke Wardrobes To All Bedrooms
- EPC rating B
- Freehold





Situated upon this ever popular development and standing upon this generous corner plot this impressive three bedroomed detached family home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall guest cloak room, large bay windowed sitting room, stunning open plan living dining kitchen with French doors opening out to the rear garden and on the first floor a landing leads to three bedrooms, all with built-in wardrobes, en-suite to master bedroom and family bathroom. Outside The gardens are screened well by walling and fencing, the gardens are predominantly laid to lawn.

Accommodation In Detail

Open Canopied Entrance

having half obscure double glazed entrance door leading to:

Entrance Hall 5.22m x 1.06m (17'1" x 3'6")

having dog legged staircase rising to first floor, large double glazed half landing window, one central heating radiator, woodgrain effect Amtico flooring, fitted smoke alarm and thermostatic control for central heating.

Guest Cloak Room

having low level wc, wall mounted wash basin, half tiling to walls, obscure Upvc double glazed window to front elevation and fitted woodgrain effect Amtico flooring.

Front Sitting Room

having a fabulous media wall with integrated black ash storage under, Upvc double glazed walk-in bay window to front elevation, two central heating radiators and Upvc double glazed French doors with integrated Somfy remote blinds leading out to the large rear patio.

Open Plan Living Dining Kitchen

featuring:

Kitchen Area 3.08m x 2.95m (10'1" x 9'8")

having a lovely array of textured mottled grey base and wall mounted units with complementary streamlined working surfaces over, stainless steel sink and draining unit, Upvc double glazed window to front elevation, cupboard housing fitted Baxi condensing combi boiler, AEG five ring gas hob with extractor over, integrated double oven, integrated fridge/freezer, woodgrain effect Amtico flooring, low intensity spotlights to ceiling and utility cupboard with plumbing for washing machine and range of shelving.

Living Dining Area

having woodgrain effect Amtico flooring, double glazed bay window to side elevation, Upvc double glazed French doors with double glazed lights to either side opening out to the rear patio area, two large Velux rooflights with integrated Somfy remote blinds, two central heating radiators, low intensity spotlights to ceiling.

On The First Floor

Landing

having access to loft space which is partially boarded and has lighting, fitted smoke alarm, one central heating radiator and large full height storage cupboard with range of shelving.

Master Bedroom

having Upvc double glazed bay window to front elevation with integrated shutters and integrated Somfy remote blinds, one central heating radiator, range of built-in double wardrobes and thermostatic control for upstairs central heating.

En-Suite Shower Room

having suite comprising over-sized shower enclosure with thermostatically controlled shower, vanity wash basin with cupboard under, low level wc, built-in eye level storage cupboard, heated chrome ladder towel radiator, obscure Upvc double glazed window to rear elevation and low intensity spotlights to ceiling.



Bedroom Two 3.07m x 2.6m (10'1" x 8'6")

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

Bedroom Three/Office 1.97m x 2.36m (6'6" x 7'8")

having a wonderful array of built-in wardrobes, cupboards and drawers, Upvc double glazed window to front elevation and one central heating radiator.

Bathroom

having quality white suite comprising panelled bath with mixer taps and shower attachment, low level wc, vanity wash basin, shower enclosure with thermostatically controlled shower, extensive tiling around bath and shower area, obscure Upvc double glazed windows to side and rear elevations and ceramic tiling to floor.

Outside

The property enjoys a corner plot position with lawned and planted areas set behind wrought iron railings to the side. A tarmac driveway provides parking for two vehicles and leads to a garage with up and over door, electric strip lights, power, ample electric sockets and hard wearing plastic plastic fitted flooring. To the rear is a large flagged patio, beyond which lies an enclosed garden screened by fencing and wall, the garden being mainly set to lawn. There is an exterior 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

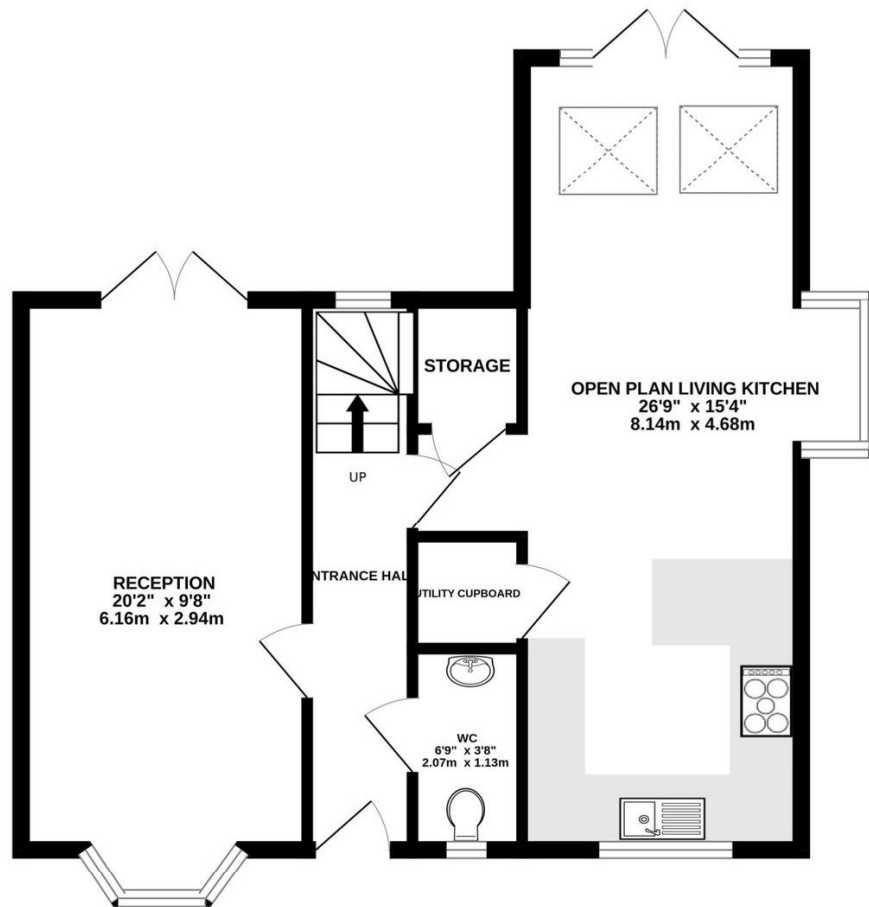
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

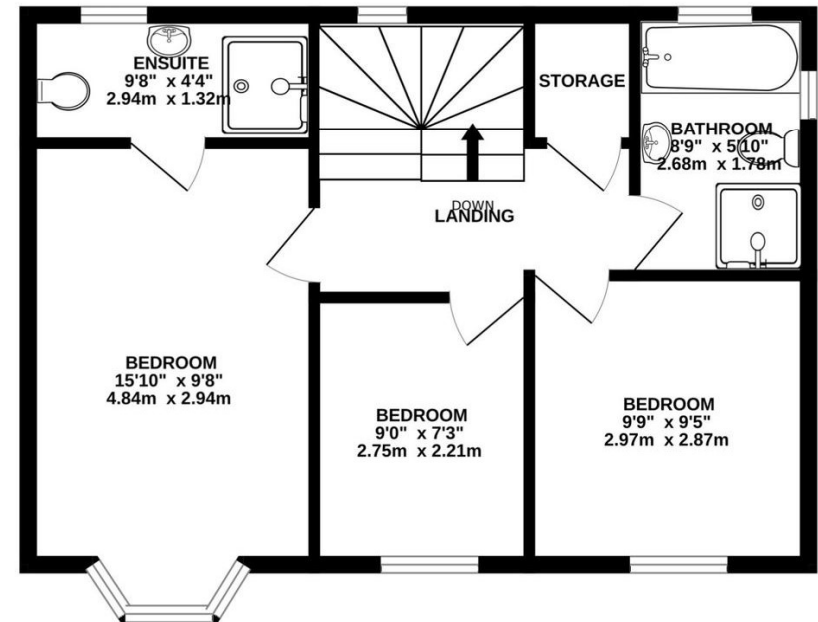
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.

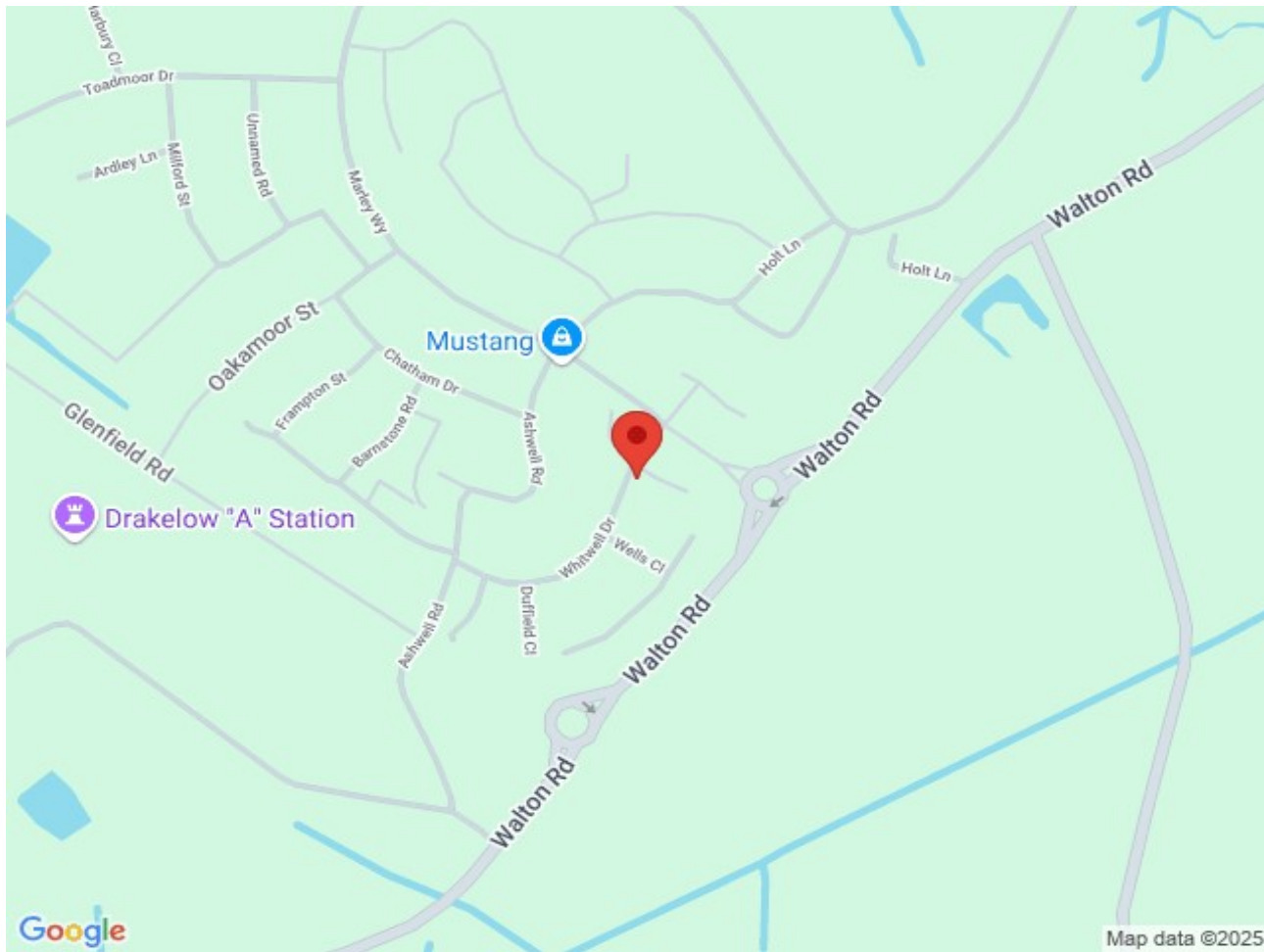


1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(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	
WWW.EPC4U.COM		