





This beautifully maintained and impressively spacious detached home is situated on the wonderful Coneygreave Drive, located within a highly desirable family estate off Walton Road in Drakelow, Burton-On-Trent.

Boasting attractive curb appeal with a large private driveway and charming views overlooking the local park and greenery across the estate, this home provides a flexible layout for any families searching in the area.

Approached via a large driveway with an impressive external double garage/office space, the internal accommodation is bound to impress. You are greeted by a welcoming entrance hallway which flows into a social kitchen/diner room with an attractive bay window, ample fitted storage and modern appliances, a separate utility room, plus French doors out to the private garden.

Also off the main hallway are two handy reception rooms, and a guest W.C. To the rear of the property is a spacious living room with further private garden views and outdoor access, and to the fore is a cosy play room/study.

Upstairs off the landing are four brilliant size bedrooms, all providing ample space for a family to grow into, three of which feature fitted wardrobes, as well as a large family bathroom with separate bath and shower. The master bedroom boasts impressive space with dual aspect windows, and a private en-suite shower room.

Outside is a low maintenance practically sized garden with a social patio area and artificial lawn, plus access to the front of the property via a gated entrance, and access to a converted office within the double garage.

Tenure: Freehold

Council Tax Band: E





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**Hallway**

**Kitchen/Diner**  
19' 9" x 13' 4" (6.03m x 4.07m)

**Utility**  
6' 5" x 5' 3" (1.96m x 1.61m)

**Lounge**  
18' 6" x 12' 2" (5.63m x 3.70m)

**Play Room/Study**  
9' 4" x 9' 1" (2.85m x 2.76m)

**Downstairs W.C.**  
6' 4" x 3' 1" (1.92m x 0.95m)

**External Garage**  
20' 5" x 20' 1" (6.23m max x 6.12m max)

**Converted Office**  
12' 5" x 7' 6" (3.78m x 2.28m)

**Bedroom One**  
17' 3" x 12' 2" (5.27m x 3.70m)

**En-Suite**  
6' 9" x 5' 8" (2.05m x 1.72m)

**Bedroom Two**  
12' 6" x 9' 3" (3.81m x 2.81m)

**Bedroom Three**  
11' 5" x 10' 8" (3.48m x 3.25m)

**Bedroom Four**  
11' 5" x 8' 10" (3.47m x 2.69m)

**Bathroom**  
8' 9" x 6' 6" (2.66m x 1.99m)





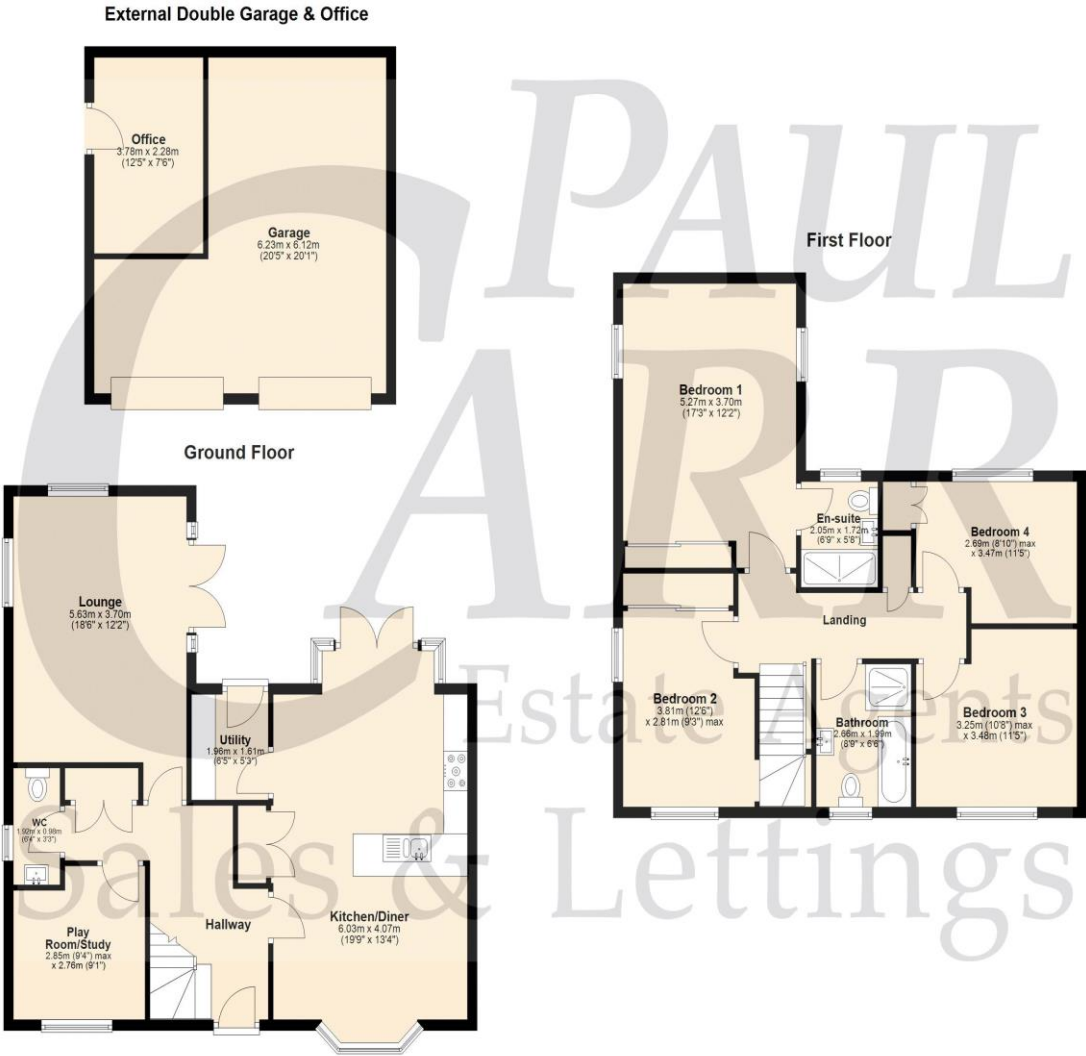






# Floor Plan

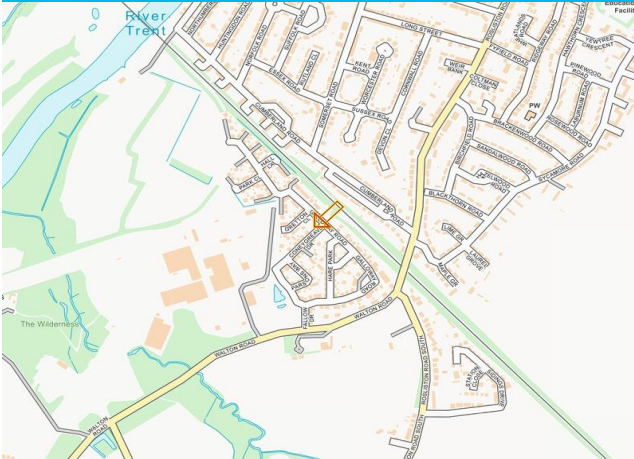
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A	85 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location



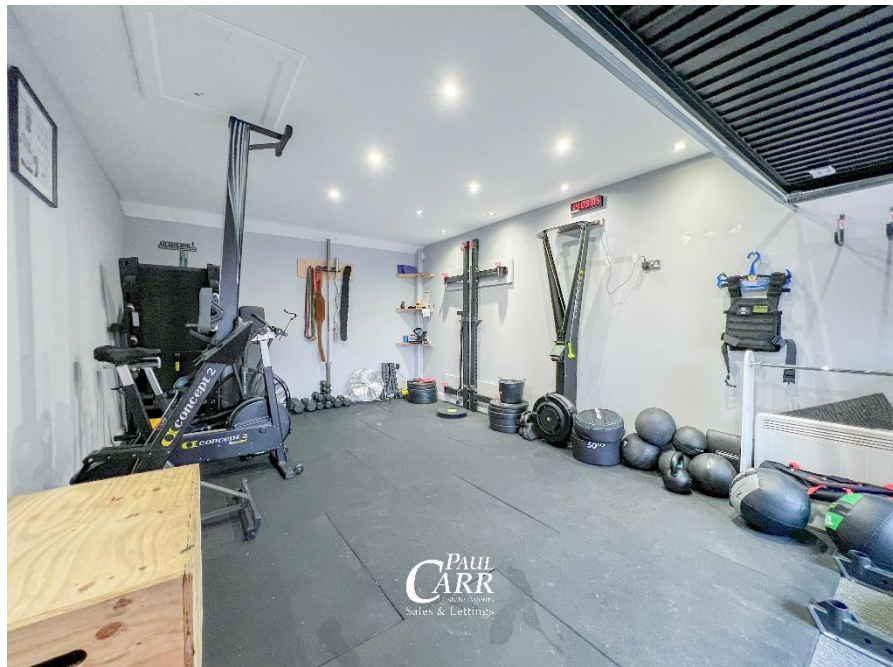
















### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: Feb 25