



THE BURROW, DRAKELOW ROAD, WALTON ON TRENT, DE12 8NB



OFFERS AROUND - £1,425,000

This exceptionally spacious, imposing family home, is set upon a generous mature plot, within a small, gated development. Overlooking open fields to the side and rear, the property offers thoughtfully designed, well proportioned, accommodation, ideal for contemporary, modern family living, together with providing an outstanding home for entertaining both family and friends. Complemented by double glazing, gas central heating and under floor heating throughout the ground floor, to fully appreciate the property on offer, its true proportions, host of features and improvements, we highly recommend an internal inspection.

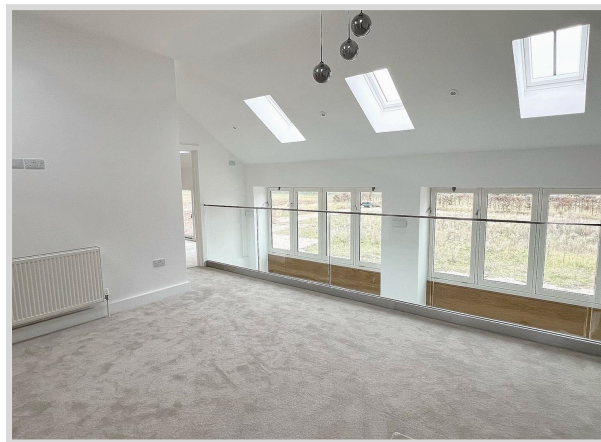
Set within a short drive of the A38, ease of access is therefore provided to Lichfield City Centre, together with other local towns and shopping areas. Briefly comprising welcoming, twin directional reception hall, having study/ snug off, day room with guests wc off, exceptionally spacious, imposing, open plan breakfast kitchen having central island, opening to a dining /family room. There is a spacious, imposing lounge with additional utility room set off the kitchen. A second stairway gives access to a mezzanine, galleried style feature landing, offering a sitting area enjoying views to the rear. Furthermore to the first floor there are four generous bedrooms, the master suite having concealed wardrobe area and a large, well appointed en-suite bathroom, the three further bedrooms each offer well appointed en-suite shower rooms.

Set back from the roadway behind a deep driveway with two electric, remote controlled gates, a further driveway takes you to the property itself, where there is a parking area, together with the property's front door having double glazed insets and side double glazed windows to:

WELCOMING RECEPTION HALL: Part double glazed door having split directional oak stairway off, opening to:

STUDY/SNUG: 8'6" x 8'4" Double glazed double glazed doors to fore, fitted desk/storage area with wide shelving above, window to hall

DAY ROOM: 17'2" x 13'8" plus recess Double glazed windows to side and rear elevations with French door opening out, under floor heating, tiled floor.





GUESTS CLOAKROOM/WC: Double glazed window to side, feature stone, freestanding wash hand basin with contemporary tiled splash backs, low flushing wc.

SUBSTANTIAL, COMPREHENSIVELY FITTED BREAKFAST KITCHEN OPENING TO FAMILY ROOM: 44' max / 22' min x 19'4" max / 14'2" min Wide double glazed windows to rear, sink unit set into sweeping granite work surfaces, having a range of base units beneath, there is a further comprehensive range of twin coloured, high gloss handleless units to both base and wall level including wide central island unit, pan drawers, fitted gas hob with further sink unit, integrated ovens, American style fridge/freezer, twin double doors open to concealed pantry units providing additional storage, integrated dishwasher, tiled floor, being open plan to Dining/Family Area: Further double glazed windows to rear, wide log effect focal point fireplace with TV recess above, further double glazed windows to fore, storage cupboard, stairs to first floor mezzanine landing.

UTILITY ROOM: 13' x 7'1" Port hole window, one and a half bowl sink unit set into granite work surfaces, there is a further range of fitted wall and base units co-ordinating with kitchen, tiled floor, boiler room off.

IMPOSING, SUBSTANTIAL LOUNGE: 40'6" x 20'3" Double glazed windows and multiple French doors to outside, rustic brick style fireplace with concealed lighting and inset log effect stove, feature curved wall having inset lighting.

MAGNIFICENT GALLERIED STYLE LANDING/MEZZANINE: Glazed balustrade, double glazed windows to rear, built-in storage cupboards, additional 'cupboard' housing base units together with tap and work top providing coffee/tea making facilities, radiator

MASTER BEDROOM: 22'3" max / 17'3" min x 20'8" into wardrobe recess / 14'6" Two double radiators. Wardrobe/Dressing Area: Double glazed window, twin double built-in wardrobes.

EN-SUITE BATHROOM: 12'6" x 7'8" Contemporary feature white suite comprising freestanding bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed, deep shower cubicle with glazed splash screen and fitted rainfall shower, chrome ladder style radiator, further radiator, tiled splash backs and floor.



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





INTERNAL HALLWAY: Set off landing, giving access to:

BEDROOM TWO: 19'1" max / 12'10" min x 15'10" max / 7'2" min
Double glazed window opening to a Juliet style balcony, further double glazed windows to side, two built-in cupboards, double radiator.

EN-SUITE SHOWER ROOM: 10'10" x 6'9" Double glazed window to side, matching well appointed suite comprising large shower area with contemporary tiled splash backs, vanity wash hand basin with base unit beneath, low flushing wc, radiator, chrome ladder style radiator.

BEDROOM THREE: 19'1" max / 12'10" min x 15'10" max / 7'2" min
Double glazed windows to front and side, radiator, two built-in cupboards

EN-SUITE SHOWER ROOM: 10'9" x 6'9" Double glazed window to side, matching well appointed suite comprising large shower area with contemporary tiled splash backs, vanity wash hand basin with base unit beneath, low flushing wc, radiator, chrome ladder style radiator.

BEDROOM FOUR: Set off a second landing 17'6" max / 10'8" min x 11'10" max / 9' plus door recess Double glazed windows to rear and side, two double radiators, double built-in cupboard.

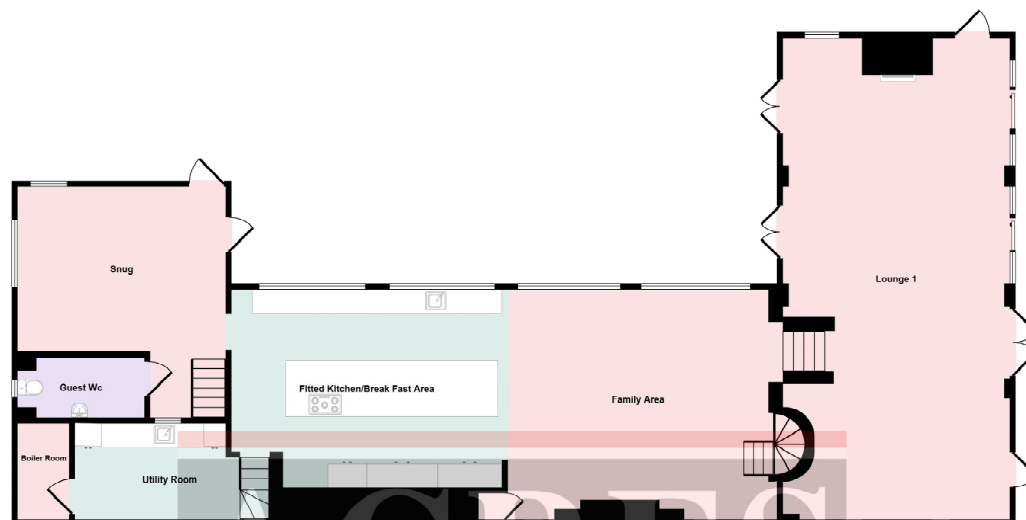
EN-SUITE SHOWER ROOM: 7'1" x 6'9" plus door recess Double glazed window to side, large shower cubicle having glazed splash screen, wash hand basin, low flushing wc, ladder style radiator, tiled splash backs and floor.

OUTSIDE: Set to the rear is a substantial garden area with elevated aspect, space for patio, together with views over open fields set to the side.

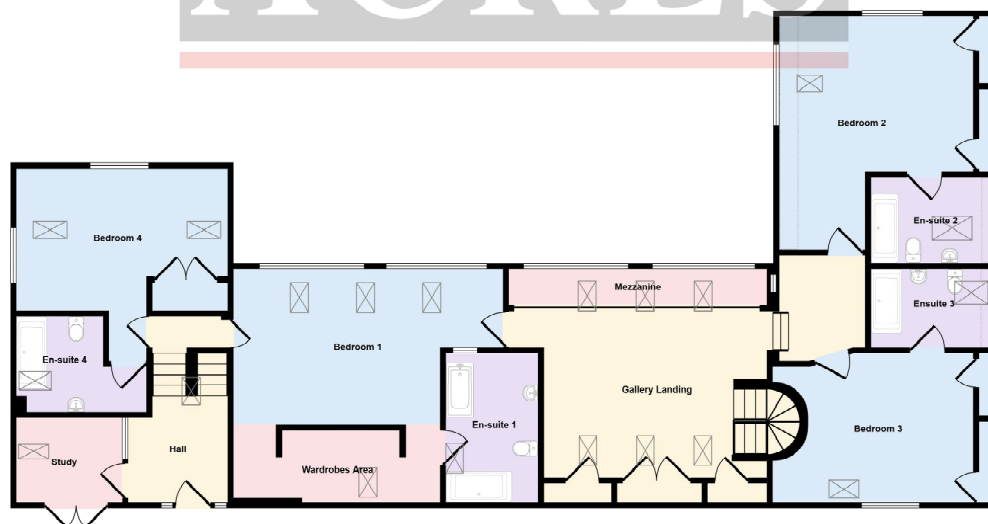
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
360 sq m / 3889 sq ft



Lower Ground Floor
Approx 183 sq m / 1974 sq ft



Ground Floor
Approx 177 sq m / 1905 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.