



Rosliston Road South
Drakelow Burton-On-Trent

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Property Description

Burchell Edwards are delighted to bring to market this period yet modernised 2 bed semi-detached property, situated in peaceful Drakelow. The property is also offered with the benefit of no onward chain complications.

Rosliston Road South is much sought-after being within easy commuting distance of town centre shopping and other major routes such as the A38 and M42, all whilst overlooking wide open country fields right at the front elevation.

Upon arrival, the property offers an extensive driveway with parking available for several vehicles. Gated side access leads around to a lengthy and well-maintained natural back garden plot. A luxurious patio area offer maximum benefit of summer-sun entertaining. At the foot of the plot are boarding kennels with power and lighting, presenting the opportunity to run a business from the property.

Internally, the home comprises of an entrance hallway, leading off to the charming front reception room with ornate fireplace, as well as a separate study or snug and downstairs family bathroom with guest facilities. Leading through to the considerably sized lounge-diner, this space is nearly 24ft long and features a range of modern fixtures and fittings including and island breakfast bar. This leads into an open-plan conservatory/sunroom at the end with Cosy roof and French patio doors.

The first floor offers 2 sizeable double bedrooms, both with en-suite and built-in storage. Access to the insulated and part-boarded loft space.

Entrance Hallway

Door to front elevation, double glazed window to side elevation, central heating radiator and karkdean flooring.

Bathroom

Double glazed window to rear elevation, walk in jacuzzi shower cubicle, freestanding bath, W.C, wash hand basin, central heating radiator and tiled flooring.

Study

13' 11" x 7' (4.24m x 2.13m)

Double glazed window to front elevation, two double glazed windows to side elevation, central heating radiator and karndeian flooring.

Lounge

14' 5" x 11' 11" (4.39m x 3.63m)

Double glazed bay window to front elevation, two central heating radiators, karndeian flooring and log burner with original fireplace.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Open plan. Central heating radiator, karndeian flooring and under stairs storage.

Kitchen/Diner

.9' 11" x 11' 7" (3.02m x 3.53m)

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, island breakfast bar, rangemaster cooker, dishwasher, fridge freezer, space and plumbing for washing machine, central heating radiator, storage unit, tiling to splash prone areas, tiling to splash prone areas and karndeian flooring.

Conservatory

8' 9" x 11' (2.67m x 3.35m)

Double glazed windows and French doors to rear elevation with blinds, under floor heating and tiled flooring.

Landing

Carpet runner.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

En-Suite

Hotel style W.C, wash hand basin, built in storage and laminate flooring.

Bedroom Two

9' 5" min excluding built in wardrob x 11' 10" (

2.87m min excluding built in wardrob x 3.61m)
Doubleglazed window to rear elevation with
blinds, central heating radiator, laminate
flooring, built in storage and loft access.

En-Suite

W.C, wash hand basin with storage, tiling to
splash prone areas, laminate flooring and
built in storage housing central heating boiler.

Front Garden

Large block paved driveway providing off road
parking for multiple vehicles, enclosed by
hedgerow and fencing.

Rear Garden

Gated side access to frontage, outside tap
and sockets, storage shed, artificial lawn,
patio area, wendy house and hedgerow to
boundaries.

Outbuilding

28' 11" x 19' 7" (8.81m x 5.97m)

Kennels

Concrete flooring and storage area with
power and lighting.

Workshop

French doors to entry, power, lighting and
water supply.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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