

Thorneywood Road

Drakelow, Burton-on-Trent, DE15 9WW

John German



John German



Thorneywood Road

Drakelow, Burton-on-Trent, DE15 9WW

£299,950

This stunning home features an upgraded high specification interior, elegantly styled and ready to move into. Accommodation comprises hall, lounge, amazing kitchen/dining/living room with skylights, utility cupboard, master with ensuite, family bathroom, drive, garage, lovely gardens and views over green to front.



John Gurnin

Welcome to this superb home, recently built with an enhanced specification including quality Amtico flooring through the hall and kitchen (with 20 year guarantee), plus spotlights and quartz surfaces in the kitchen/diner and chrome heated towel rails in the bathroom and en suite.

This ideal family home is situated on a popular modern development with views over a green/park at the front. A long drive leads to the garage with an up and over door and a side gate leads to the rear garden which is lawned with a paved terrace.

The hall is a welcoming entrance with stairs and doors leading off to the ground floor accommodation including the guest WC which is fitted with modern two piece suite. The lounge has views to front and offers a great space to relax in. The highlight of the house without doubt is the stunning open plan kitchen/dining/living room, an amazing room for families and those that like to entertain. There are skylights and French doors opening out to the lovely paved terrace, a generous dining area and a living area with plenty of space for a sofa. The superbly appointed kitchen is fitted with a range of units with an integrated double oven, hob, fridge/freezer and dishwasher. There is also a useful double width utility cupboard with plumbing for a washing machine.

To the first floor, there are three bedrooms including a master with a well appointed ensuite shower room. Bedroom two is a double and bedroom three is a single, currently used as a dressing room. The family bathroom is fitted with a modern three piece suite.

Agents notes: We understand there is an estate management fee.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

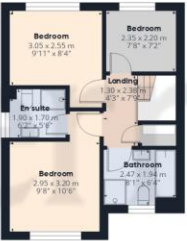
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

101.9 m²

1097 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



