



Galloway Road
Drakelow BURTON-ON-TRENT

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 5 bedroom Detached family home, situated on a lovely private road in the Drakelow area. The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles to the side of the property as well as access to the property's double garage. Internally, the property has been finished to an exquisite standard throughout and offers a ground floor consisting of: lounge, snug room, a wonderful kitchen/diner with a functioning utility, downstairs W/C and an immaculate extension which provides the ultimate living space acting as the hub of the household. On the first floor of the property you will find 3 great sized double bedrooms along with the property's main bathroom which has been finished to a modern standard. One of these bedrooms is the master which contains its own personal dressing area along with a full ensuite making the ultimate master. Finally, the top floor offers another family bathroom along with the final 2 double bedrooms finishing off this spacious household that offers so many unique uses. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area. Viewing of this breath taking property is essential!

Entrance Hallway

Tiled flooring, central heating radiator, pendant light, under stair storage, window to front elevation

Downstairs W.C

Tiled flooring, low level flush W/C, hand wash basin, central heating radiator, spotlights

Lounge

Carpet, pendant light, window to front elevation x2, central heating radiator,

Snug

Carpet, pendant light, window to front elevation, central heating radiator

Kitchen/Diner

Tiled flooring, pendant lights, spotlights, central heating radiator x2, breakfast island, cupboards over counters, resin sink and drainer, window to rear elevation, integrated fridge/freezer, integrated oven & hobs, integrated dishwasher,

Utility Room

Tiled flooring, door to rear, cupboards over counters, spotlights, stainless steel sink & drainer, plumbing for washing machine, boiler location.

Sitting Room

Tiled flooring, under floor heating, bi fold doors leading to rear garden, window to rear elevation, spotlights, sky light

First Floor Landing

Carpet, pendant light, central heating radiator, window to front elevation, storage cupboard

Bedroom One

Carpet, window to front elevation x 2, window to side elevation, central heating radiator, pendant light.

Dressing Area

Window to rear elevation, spotlights, central heating radiator, carpet, built in wardrobes.

En Suite

Tiled flooring, central heating radiator, window to rear elevation, spotlights, bath, stand alone shower cubicle, low level flush W/C, hand

wash basin.

Bedroom Four

Carpet, window to rear elevation x 2, central heating radiator, pendant, built in wardrobes.

Bedroom Five

Carpet, window to front elevation x 2, pendant light, central heating radiator.

First Floor Bathroom

Tiled flooring, window to rear elevation, central heating radiator, bath, stand alone shower cubicle, spotlights, low level flush W/C, hand wash basin.

Top Floor Landing

Carpet, pendant light, sky light, loft access, storage cupboard

Bedroom Two

Carpet, window to front elevation, window to rear elevation, pendant light, central heating radiator x 2, built in wardrobes, direct access to bathroom

Bedroom Three

Carpet, window to front elevation, window to rear elevation, central heating radiator x 2, pendant, built in wardrobes

Top Floor Bathroom

Tiled flooring, central heating radiator, bath, stand alone shower cubicle, sky light, spotlights, low level flush W/C, hand wash basin.

Front Garden

Brick paved path leading to front door, lawn areas, trimmed bush at front of lawn, large driveway at the side of the property providing off road parking, access to double garage,

Rear Garden

Enclosed rear garden, tiered aspect, large patio slabbed seating area, large lawn area, access to garage,

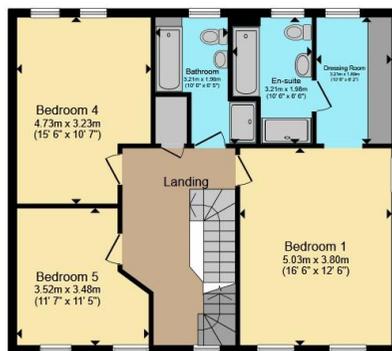




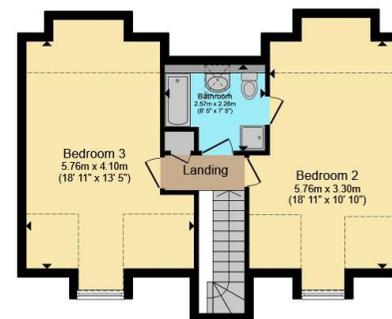




Ground Floor



First Floor



Second Floor

Total floor area 241.8 m² (2,603 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT211267 - 0002