

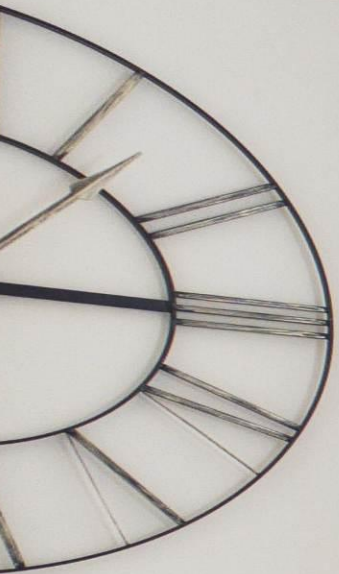
Galloway Road

Drakelow, Burton-on-Trent, DE15 9UJ

John German



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£390,000



A superbly designed detached family home with highlights including a light and spacious lounge with media wall and fireplace, amazing kitchen/diner opening out to gardens, utility, master with en-suite, 4 good size bedrooms in total together with a double width drive and landscaped gardens.

Built by David Wilson Homes in 2015, this lovely detached property is an ideal home for a growing family with a well designed layout on a popular modern development. Situated close to surrounding countryside and Rosliston Forestry Centre is just a short distance away as is the town centre with its range of shops and amenities.

Accommodation - Step inside the reception hall that provides a welcoming entrance with stairs to the first floor and doors leading off to the kitchen, lounge and the guest's WC with a handy storage cupboard.

The lounge is light and airy courtesy of its dual aspect also having a feature media wall incorporating a contemporary fireplace enhancing its modern yet cosy feel.

The highlight of the ground floor is a large kitchen/diner with a bay window and French doors opening out to gardens offering plenty of space for a dining table and arm chair making this a great social space. The kitchen is fitted with a stylish range of units complemented by contrasting worktops plus an integrated oven, hob and extractor. A useful utility room has fitted units and a door out to the garden. Also off the kitchen is a handy internal door to the garage which the current owners use as a gym.

The generous sized landing has doors off to the four bedrooms, the master is a large double with fitted wardrobes and its own ensuite shower room while bedrooms two, three and four are all well proportioned and sharing the main family bathroom with both a bath and a separate shower.

To the rear the gardens have been landscaped with a paved terrace ideal for patio furniture, shaped lawns and established borders. In addition there is a hot tub, pergola and garden shed all included in the sale.

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

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

We understand there is an estate management fee of around £23 per month.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

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

Our Ref: JGA/27032026

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.

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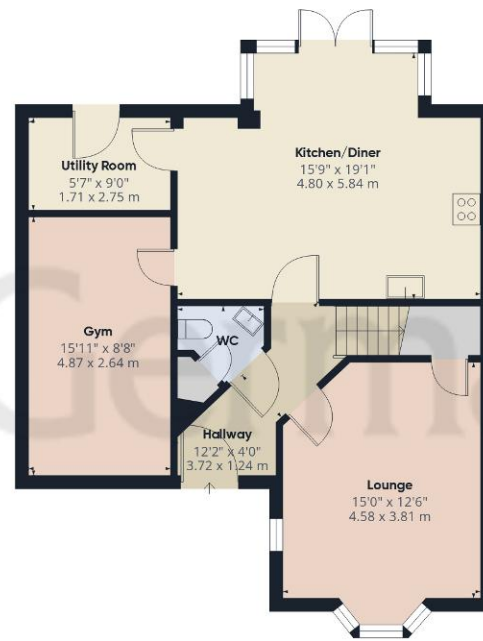










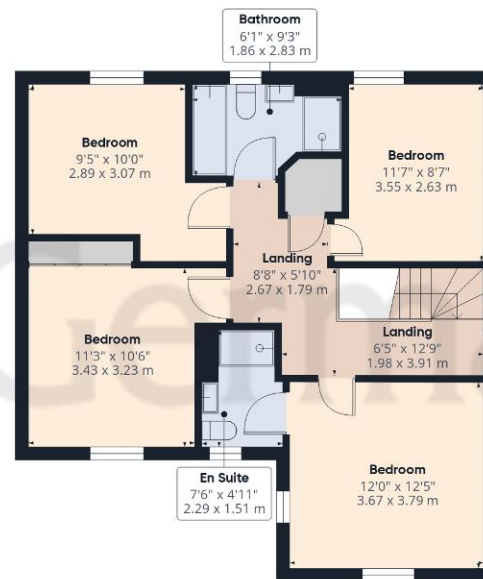


Ground Floor

Approximate total area

1460 ft²

135.6 m²



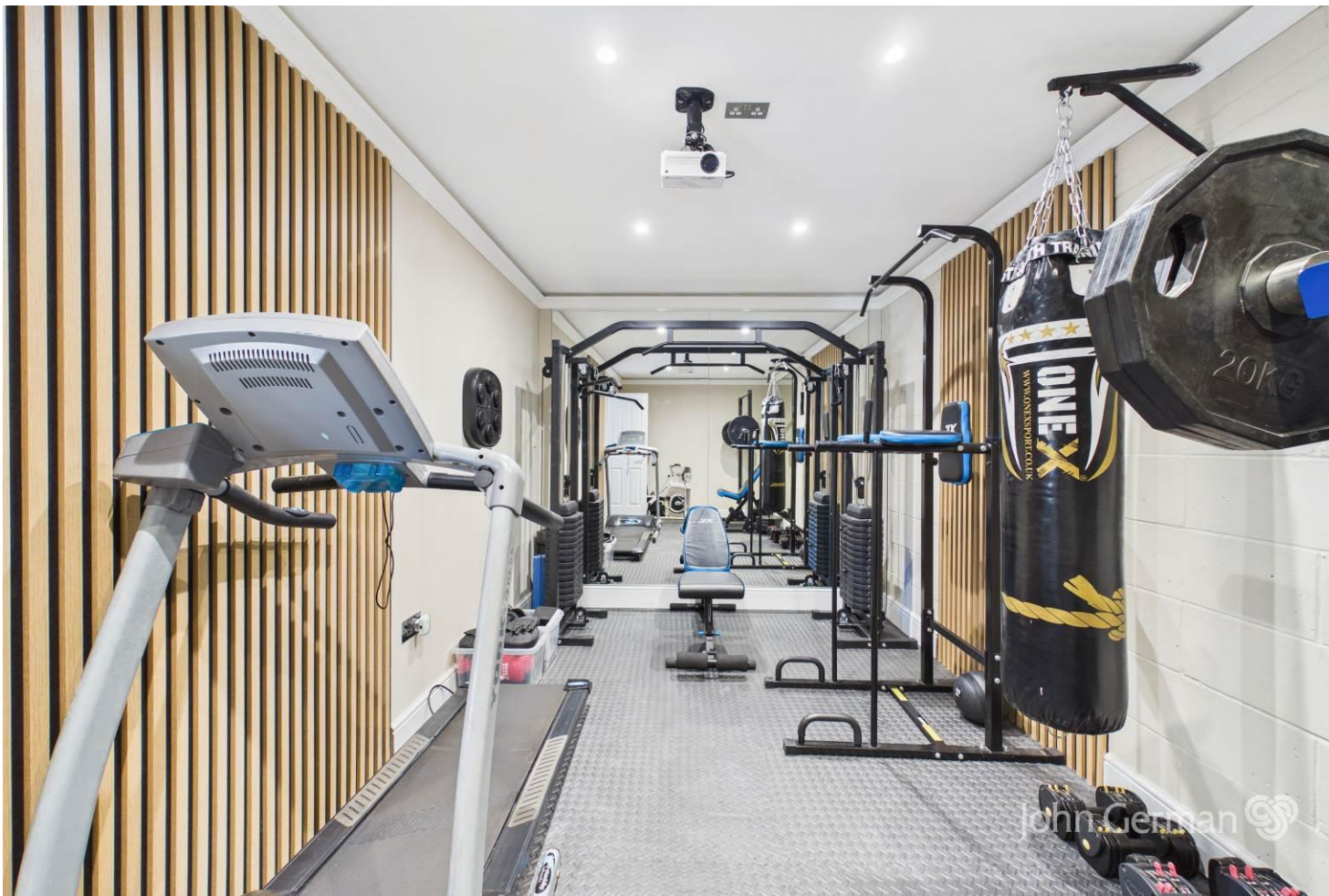
Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE 360



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.

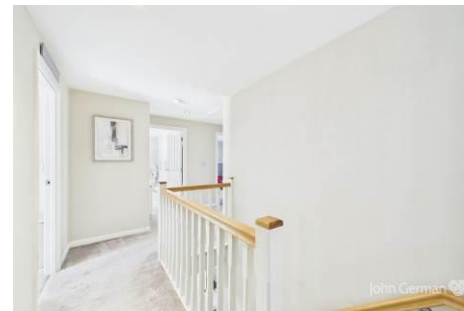
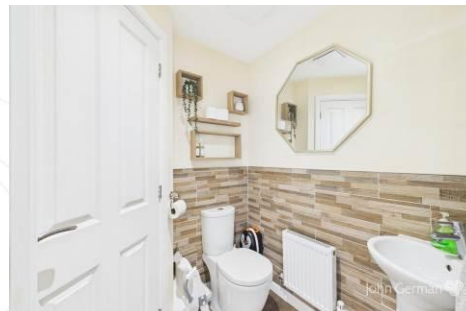
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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