



Milford Street, Drakelow, Burton-On-Trent,
DE15 9WR

£210,000



Milford Street, Drakelow, Burton-On-Trent, DE15 9WR
£210,000

A beautifully presented modern two bedroom semi-detached home occupying an attractive position on Milford Street, Drakelow, with a particularly pleasant outlook across the green open space opposite.

The ground floor has been designed around a fantastic open plan kitchen, dining and living area, creating a bright and sociable space that works equally well for everyday living and entertaining. The contemporary kitchen includes a generous range of units and work surfaces together with a breakfast bar, while the living area opens through French doors directly onto the rear garden.

Upstairs are two well proportioned double bedrooms and a modern family bathroom, while a useful WC completes the ground floor accommodation. Outside, the property benefits from off road parking and a good sized enclosed rear garden, predominantly laid to lawn with a patio seating area.

Well maintained and ready to move into, this is an excellent option for first time buyers, couples or those looking for a modern low maintenance home in the popular Drakelow area.

Location

Milford Street forms part of the modern residential development at Drakelow, conveniently positioned between Burton upon Trent and Swadlincote. The property enjoys an especially attractive setting overlooking an established green space, providing a more open outlook than many homes on the development. The area offers convenient access to



local amenities, schools and surrounding countryside, while Burton upon Trent and Swadlincote provide a wider range of shopping, leisure and everyday facilities.

Kitchen / Dining / Living Area

The real heart of the home is the spacious open plan kitchen, dining and living area, extending through much of the ground floor and providing a bright and versatile everyday living space.

The kitchen is fitted with a contemporary range of wall and base units complemented by wood effect work surfaces. There is an integrated oven with gas hob and extractor above, stainless steel sink and drainer and space for additional appliances.

A large breakfast bar provides additional preparation space as well as informal seating and helps define the kitchen from the living area without interrupting the open plan feel.

The living area provides plenty of space for sofas and additional furniture, with French doors and adjoining glazed panels allowing plenty of natural light into the room and providing direct access onto the rear garden.

Ground Floor WC

Conveniently positioned off the main living accommodation and fitted with a WC and wash hand basin.

First Floor Landing

The staircase rises to a bright first floor landing providing access to both bedrooms and the family bathroom.

Bedroom One

A generous double bedroom with plenty of space for a full range of bedroom furniture. The room is presented

in bright neutral décor and benefits from a large window providing plenty of natural light.

Bedroom Two

A further well proportioned double bedroom, currently arranged to incorporate a home working area and demonstrating the versatility of the space. There is ample room for bedroom furniture and a pleasant outlook from the window.

Bathroom

A modern family bathroom fitted with a white suite comprising panelled bath with shower over and glazed shower screen, WC and pedestal wash hand basin. Neutral tiling and flooring complete the clean contemporary finish.

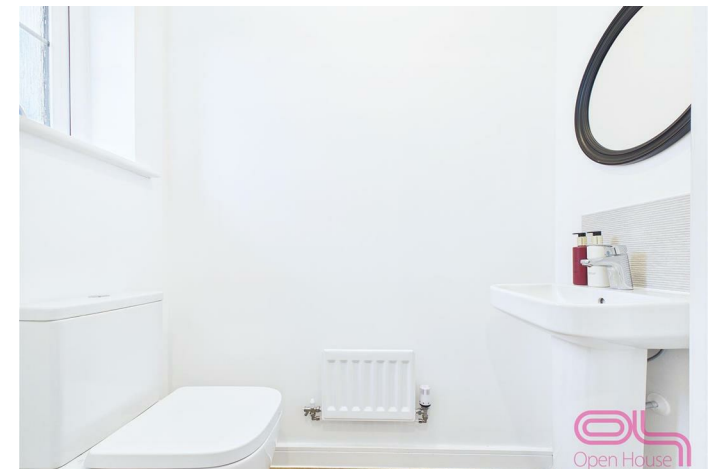
Outside

To the front, the property benefits from off road parking together with a small lawned frontage. One of the property's standout features is its position directly opposite an attractive green open space, giving the home a pleasant and more open outlook.

The rear garden is a good size and fully enclosed by timber fencing, making it particularly suitable for families, children or pets. The garden is predominantly laid to lawn with a paved patio immediately outside the house providing space for outdoor seating and entertaining.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the





statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.



Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

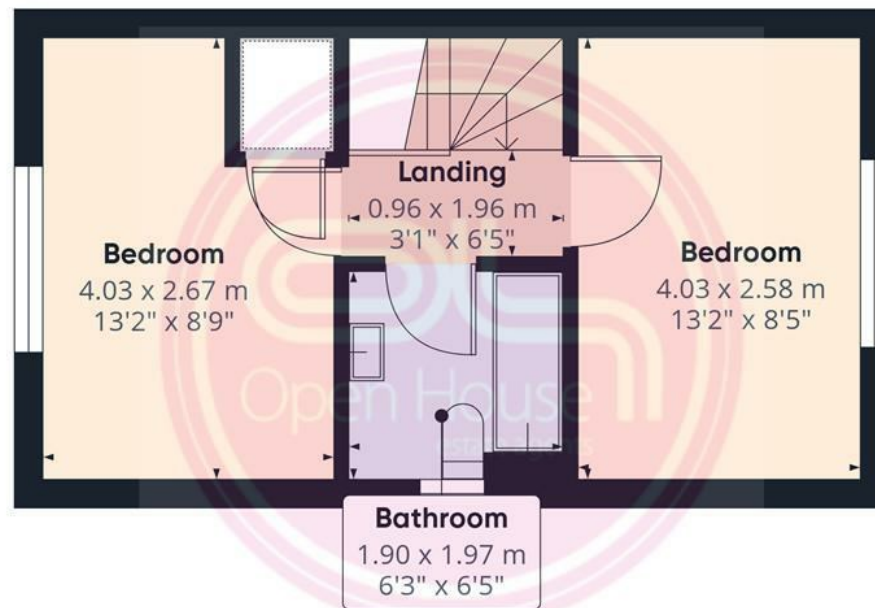








Floor 0



Floor 1

GLA⁽¹⁾

66.91 m²
720.26 ft²

Total

66.91 m²
720.26 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

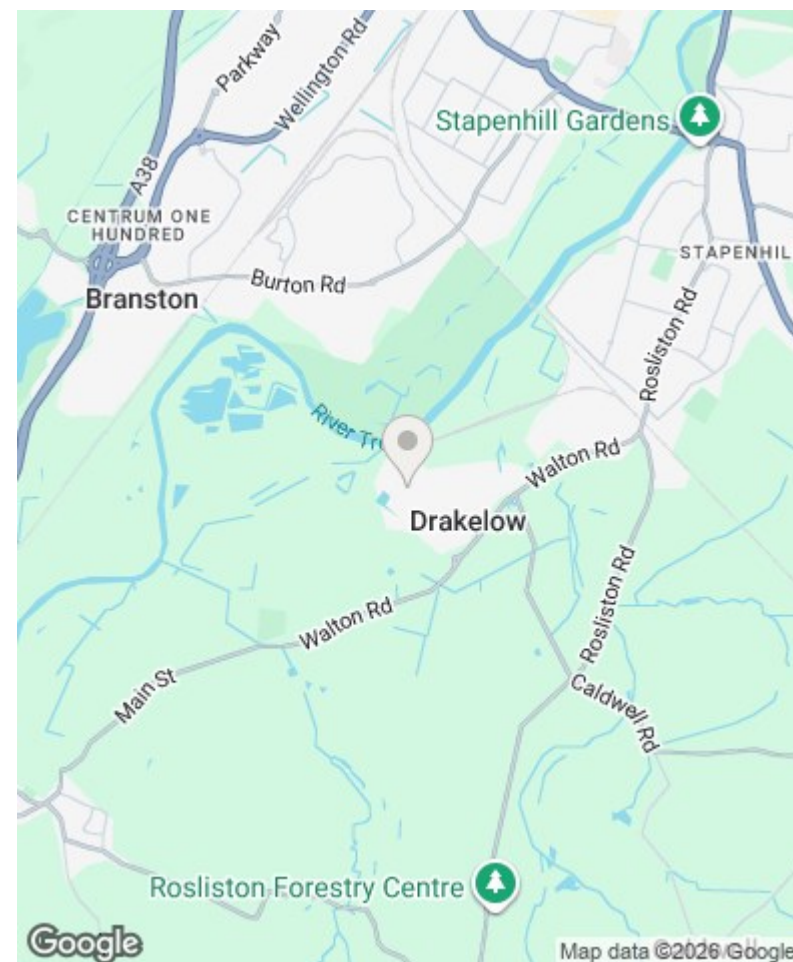
B

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Modern two bedroom semi-detached home
- Beautifully presented throughout
- Impressive open plan kitchen, dining and living space
- Contemporary fitted kitchen with breakfast bar
- French doors opening directly onto the rear garden
- Two well proportioned double bedrooms
- Modern first floor bathroom and ground floor WC
- Enclosed larger than average rear garden with patio area
- Off road parking
- Attractive position overlooking green open space



3 Midland Road, Midway, Swadlincote, DE11 0AG

Tel: (01283) 240632

Email: admin@burtonswad.co.uk

www.openhouselocal.co.uk