



Thorneywood Road, Drakelow,  
Burton-on-Trent



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£215,000



## Key Features

- Semi Detached Home
- Two Double Bedrooms
- Open Plan Living
- Immaculately Presented Throughout
- Splendid Landscaped Rear Garden
- Desirable Village Location
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, nearly new two bed roomed semi detached home on the desirable residential development in Drakelow. The property benefits from having an up-graded garden to provide two well thought out and positioned seating areas, ideal for entertaining. In brief the accommodation comprises: - living dining kitchen, guest cloak room and on the first floor a landing leads to two double bedrooms and a high specification bathroom. Viewings are highly recommended.



#### Accommodation In Detail

Frosted composite double glazed leading through to:

#### Livign Dining Kitchen

featuring:

#### Kitchen Area 3.16m x 3.63m (10'5" x 11'11")

having range of base and wall mounted cupboards with wood effect laminate working surface, stainless steel sink and drainer with chrome mixer tap, single electric oven with four ring gas hob and extractor over, integrated dishwasher, washing machine and fridge freezer, cupboard housing gas fired central heating boiler, Amtico flooring and breakfast bar style counter top.

#### Lounge Diner Area 4.07m x 4.01m (13'5" x 13'2")

having built-in understairs storage cupboard, thermostat for central heating, large double radiator, Amtico flooring and Upvc double glazed French doors with Upvc double glazed side panels leading out to the patio.



#### Guest Cloak Room 0.9m x 1.72m (3'0" x 5'7")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, Amtico flooring, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### On The First Floor

#### Landing

having access to loft, one central heating radiator and air filtration system.

#### Master Bedroom 4.07m x 2.59m (13'5" x 8'6")

having thermostat for central heating, one central heating radiator, neutral carpet and Upvc double glazed window to rear elevation.

#### Bedroom Two 4.07m x 2.72m (13'5" x 8'11")

having built-in overstairs storage cupboard, one central heating radiator and Upvc double glazed window front elevation.

#### Bathroom 1.9m x 2m (6'2" x 6'7")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, shower and shower screen, tiling to wet areas, Amtico flooring and frosted Upvc double glazed window to side elevation.

#### Outside

To the rear of the property is a good sized garden with great sized stone effect porcelain tiled patio, matching steps lead to a further patio area and the rest of the garden is mainly laid to lawn with space for outdoor storage. To the front of the property is a double width tarmac driveway which also has mature plants and borders.



### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

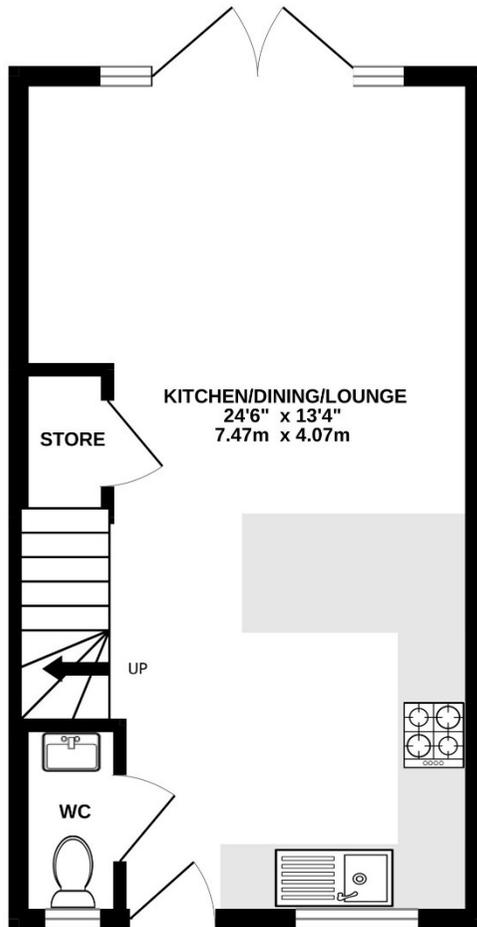
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

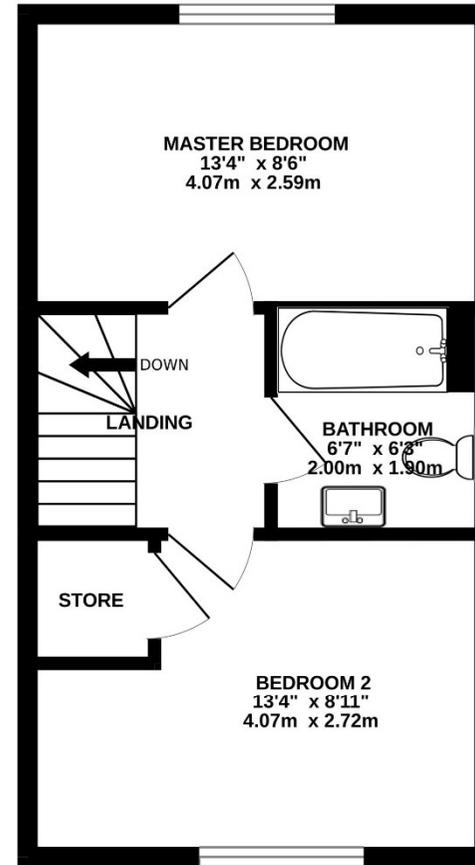




GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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