



Holt Lane, Drakelow, Burton-on-Trent



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Offers in excess of £370,000



## Key Features

- Modern Four Bedroomed Detached Family Home
- Highly Regarded Modern Development
- Upvc Double Glazing & Gas Fired Central Heating
- Unexpired NHBC Warranty
- Close To A Good Array Of Amenities & Facilities
- Viewing Highly Recommended
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned family home located upon this modern popular development constructed in 2024. Benefiting from and unexpired NHBC warranty the gas centrally heated and Upvc double glazed home comprises in brief: - spacious entrance hall with cloaks cupboard and guest cloak room off, bay windowed front sitting room, large open plan living dining kitchen, utility room and on the first floor a landing leads to the master bedroom with en-suite, three further bedrooms and family bathroom. Outside to the front of the home is a lawned fore garden and an adjacent double width driveway provides ample parking and leads to an attached garage. To the rear is a pleasant enclosed garden, screened by timber fencing with patio and lawned areas.

### Accommodation In Detail

#### Open Canopied Entrance

having half obscure double glazed entrance door leading to:

#### Entrance Hall 1.85m x 5.25m (6'1" x 17'2")

having staircase rising to first floor, one central heating radiator, fitted smoke alarm, thermostatic control for central heating and useful full height cloaks cupboard.

#### Guest Cloak Room

having low level wc, one central heating radiator, half tiling complement to walls, pedestal wash basin and fitted extractor vent.

#### Sitting Room

having two double central heating radiators and Upvc double glazed walk-in bay window to front elevation.

#### Open Plan Living Dining Kitchen

having a lovely array of matt grey base and eye level units with complementary marble effect working surfaces, stainless steel sink and draining unit, five ring gas hob with extractor over, double oven, integrated fridge/freezer and dishwasher, stainless steel sink and draining unit with mixer tap, low intensity spotlights to ceiling, two central heating radiators, Upvc double glazed window to rear and Upvc double glazed French doors opening out to the rear garden.

#### Utility Room 1.86m x 2.31m (6'1" x 7'7")

having a good array of matt grey base, wall mounted units with cupboard containing fitted Ideal Logic condensing combi gas fired central heating boiler, plumbing for washing machine, one central heating radiator and fitted extractor vent.

### On The First Floor

#### Landing

having access to loft space, one central heating radiator, fitted smoke alarm and airing cupboard incorporating pressurised lagged hot water cylinder.

#### Master Bedroom

having two Upvc double glazed sash style windows to front elevation and one central heating radiator.

#### En-Suite Shower Room

having suite comprising low level wc, pedestal wash basin, over-sized shower enclosure with thermostatic controlled shower, heated ladder towel radiator and fitted shaver point.

#### Bedroom Two 3.34m x 4.02m (11'0" x 13'2")

having Upvc double glazed sash style window to rear elevation and one central heating radiator.

#### Bedroom Three 3.51m x 3.44m (11'6" x 11'4")

having one central heating radiator and Upvc double glazed sash style window to rear elevation.



### Bedroom Four

having Upvc double glazed sash style window to front elevation and one central heating radiator.

### Large Family Bathroom

having modern white suite comprising over-sized shower enclosure with thermostatic controlled shower, low level wc, panelled bath, fitted extractor vent, obscure Upvc double glazed window to rear elevation, full tiling complement to shower area and half tiling to further walls.

### Outside

To the front of the home is a mainly lawned fore garden set behind a low level hedgerow with a tarmac driveway providing ample parking and leading to a large attached garage. To the rear is an enclosed garden screened by timber fencing and featuring an extended Rivened patio and a lawned garden.

### 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.

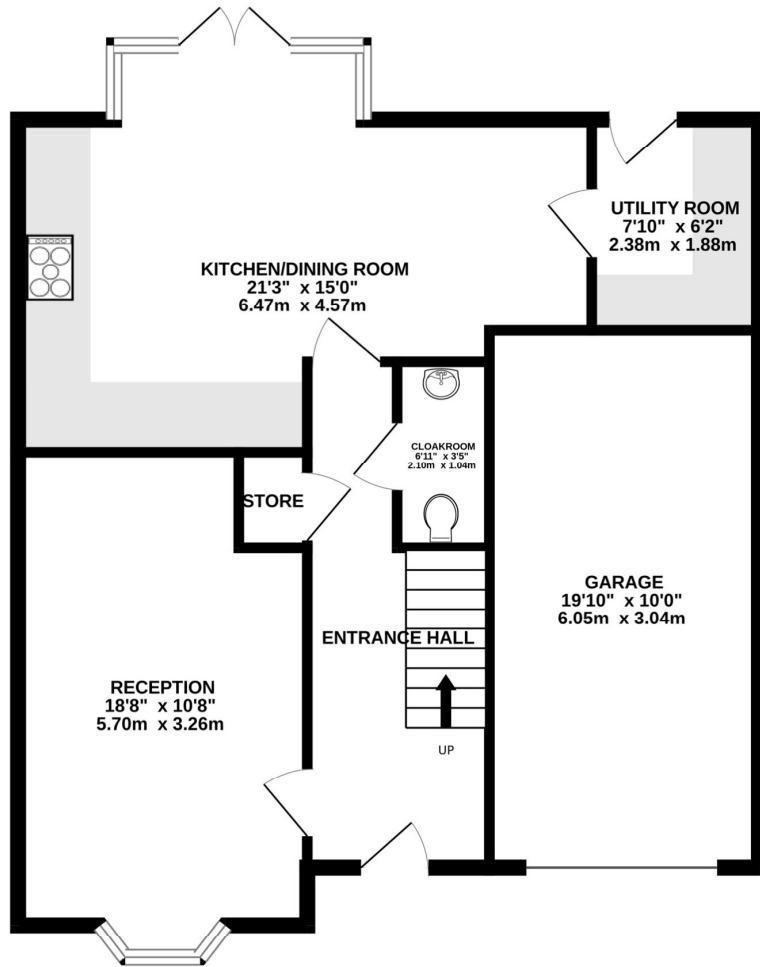
### Note

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.

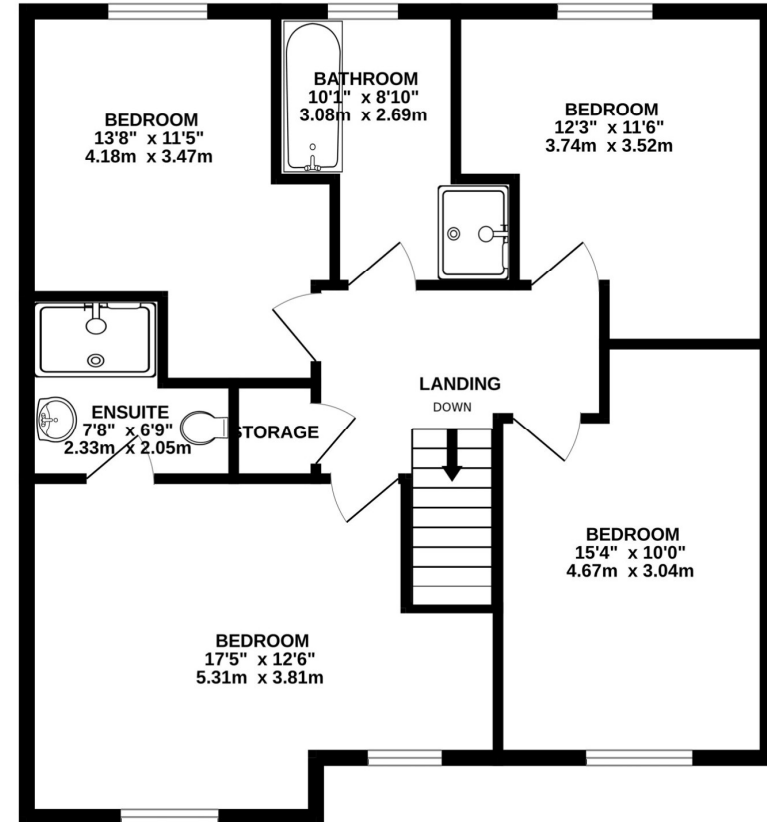




**GROUND FLOOR**  
809 sq.ft. (75.2 sq.m.) approx.



**1ST FLOOR**  
779 sq.ft. (72.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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