



Galloway Road, Drakelow, Burton-On-Trent, DE15 9PR

£300,000

Open House
estate agents

Galloway Road, Drakelow, Burton-On-Trent, DE15 9PR
£300,000

Set on a private, secluded drive just off the main road and only a short walk from the nearby park, this modern four-bedroom detached family home offers spacious accommodation, great privacy and an excellent layout for family living. The ground floor features a generous open-plan kitchen/diner, large living room and a welcoming hallway with guest WC. Upstairs, the home provides four well-sized bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Outside, there is driveway parking, a detached garage and an enclosed rear garden—ideal for children, pets and outdoor entertaining.

This is a fantastic opportunity for buyers seeking a peaceful setting without compromising on everyday convenience.

Full Description

Hallway – 4.27m x 1.44m (14'0" x 4'8")

A bright and welcoming entrance hall with stairs rising to the first floor, access to the living room, kitchen/diner and guest WC. Finished with wood-effect flooring for a clean, modern feel.

Living Room – 4.88m x 3.07m (16'0" x 10'0")

A spacious living room with a neutral décor. There is ample room for large seating and media area, perfect for entertaining and family use. A window to the front elevation provides a pleasant outlook towards the private drive.

Kitchen/Diner – 3.67m x 5.59m (12'0" x 18'3")



A superb open-plan kitchen and dining space fitted with modern white shaker-style cabinetry, integrated double oven, gas hob and extractor. The room provides excellent space for family dining and entertaining, with French doors opening directly onto the rear garden. A second window to the side ensures a bright, airy feel throughout the day.

Guest WC – 2.17m x 0.87m (7'1" x 2'10")

Convenient ground-floor WC fitted with a modern two-piece suite comprising wash basin and WC, with part-tiled walls and a front-facing obscure window.

First Floor

Landing – 4.19m x 0.92m (13'8" x 3'0")

A spacious landing area giving access to all four bedrooms and the family bathroom. Loft access overhead.

Bedroom One (Principal Bedroom) – 3.77m x 2.77m (12'4" x 9'0")

A generous principal bedroom with rear aspect window overlooking the garden. Neutrally decorated and benefitting from an:

En-Suite – 1.75m x 1.99m (5'9" x 6'6")

Modern shower room comprising enclosed shower, wash basin, WC and heated towel rail, finished with part-tiling.

Bedroom Two – 3.56m x 2.77m (11'8" x 9'0")

A second spacious double bedroom with front elevation window. Ample room for wardrobes, desks or additional bedroom furniture.

Bedroom Three – 2.15m x 2.72m (7'0" x 8'11")

A well-sized room perfect for a child's bedroom or guest room, with window overlooking the front.

Bedroom Four – 2.11m x 2.71m (6'11" x 8'10")

A bright single bedroom suitable for a child, guest room or study, with a rear aspect window.

Family Bathroom – 2.08m x 1.67m (6'9" x 5'5")

Modern family bathroom fitted with bath and shower over, glass screen, wash basin, WC and contemporary tiling.

Detached Garage

Brick-built single garage with up-and-over door providing excellent storage or parking options.

Front & Driveway

Positioned on a private, secluded drive shared with only a small number of neighbouring homes, offering exceptional privacy. Driveway parking sits alongside the home and leads to the detached garage.

Rear Garden

A fully enclosed and secure rear garden with lawn and patio, ideal for families. The space offers room for outdoor seating, play equipment and planting. Side gate access leads to the driveway.

Additional Information

- Tenure: Freehold
- Council Tax Band: D
- EPC Rating: B
- Local Authority Area: East Staffordshire

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





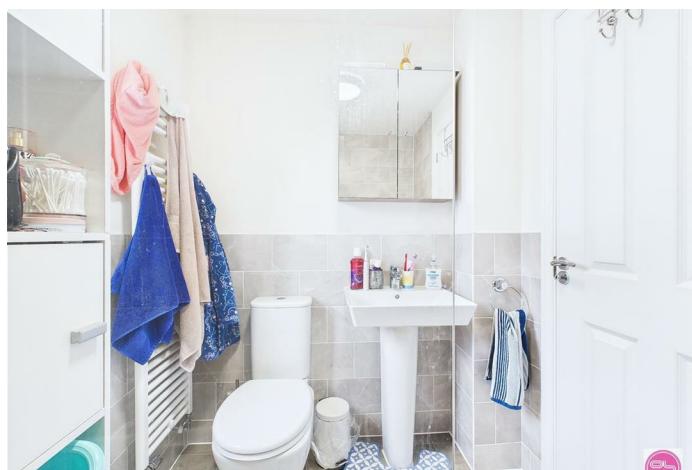
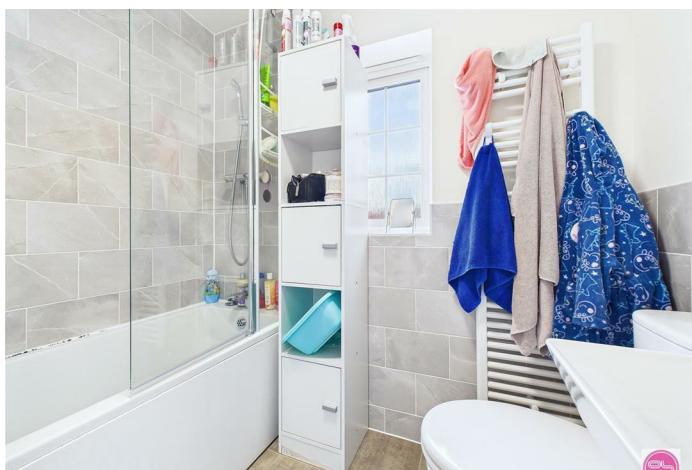
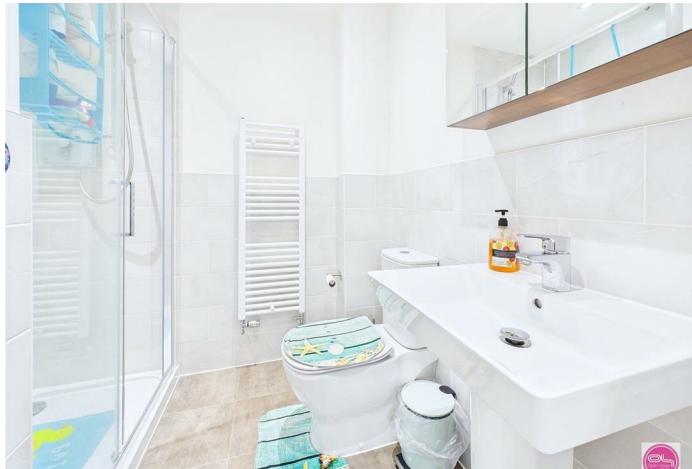
other means regarding the correctness of the statements contained herein.

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.



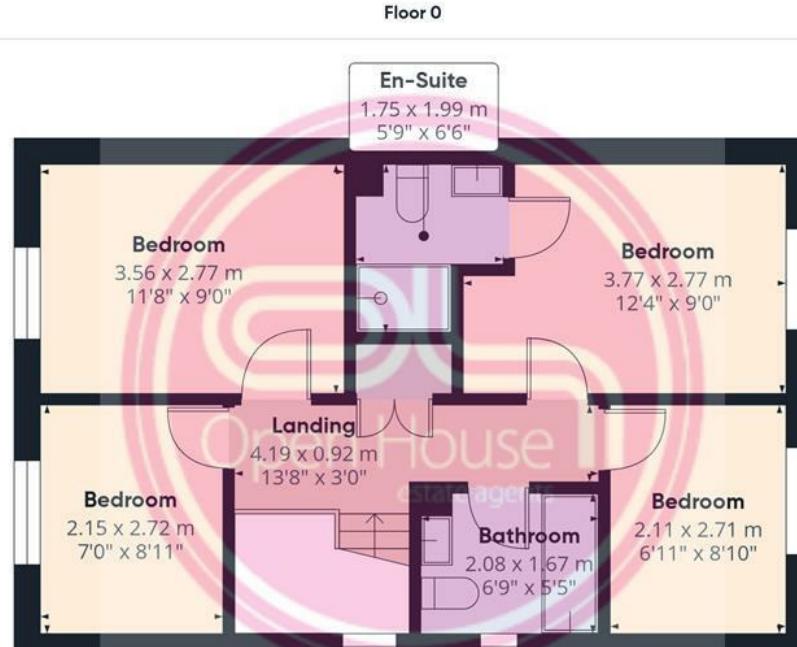






GLA⁽¹⁾
101.74 m²
1095.16 ft²

Total
101.74 m²
1095.16 ft²



(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

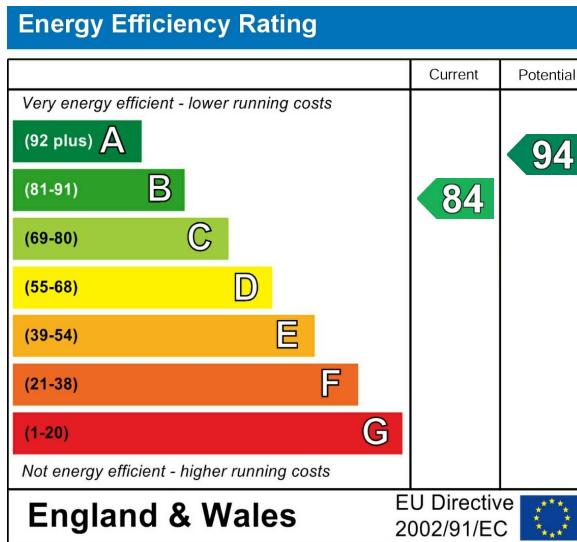
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

ENERGY PERFORMANCE CERTIFICATE



LOCAL AUTHORITY

East Staffordshire

TENURE

Freehold

COUNCIL TAX BAND

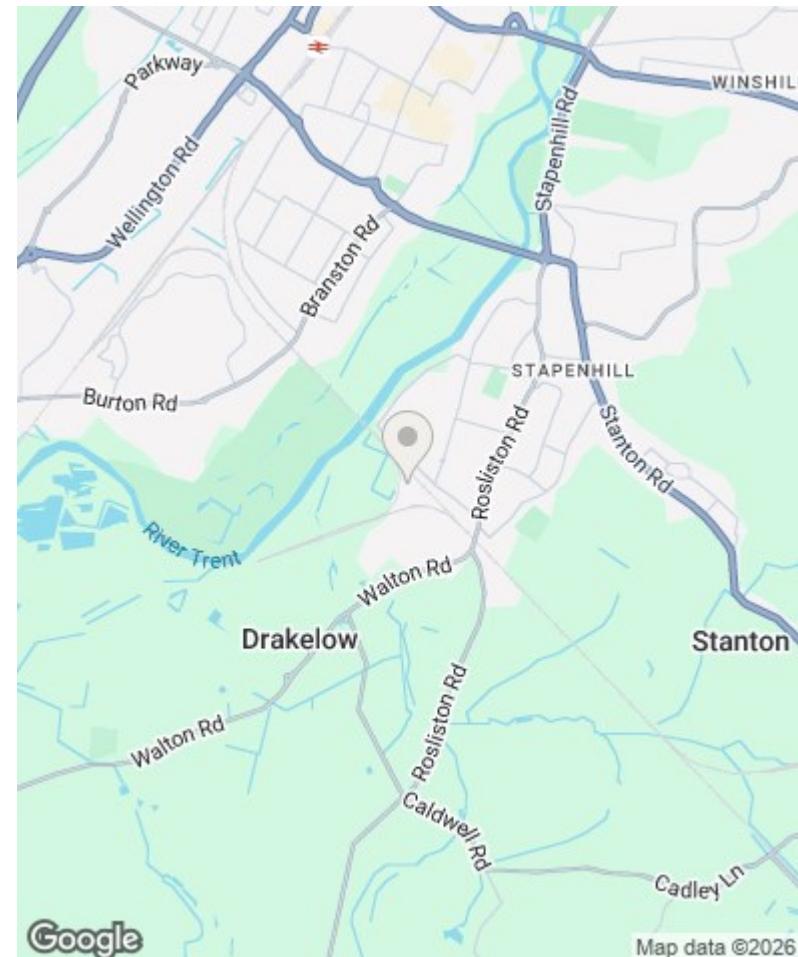
D

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Modern four-bedroom detached family home on a secluded private drive
- Positioned just off the main road, offering excellent privacy and minimal traffic
- Short walking distance to the local park and nearby green spaces
- Spacious open-plan kitchen/diner with French doors to the garden
- Large living room
- Principal bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom plus ground-floor guest WC
- Private rear garden, driveway parking and detached garage
- Ideal for families seeking a quiet yet convenient location



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk