



Thorneywood Road, Drakelow, DE15 9WW

Offers Over £210,000



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9WW  
Offers Over £210,000**

Positioned within the ever-popular Drakelow Park development, this beautifully presented two-bedroom semi-detached home offers modern living in a calm and community-friendly setting. The property features a superb open-plan ground floor layout, stylish décor throughout, a private rear garden, and driveway parking for two vehicles.

This growing neighbourhood offers a pleasant residential atmosphere with well-kept open space to the front, and open countryside on the doorstep, perfect for leisure activities, dog walking and outdoor enjoyment. Local amenities, schools and supermarkets are all within easy reach, with excellent transport links into Burton, Swadlincote and Derby. Quick road links to the A38 and A444 for commuting.

A fantastic opportunity for first-time buyers, downsizers or investors seeking a contemporary, well-maintained home in a sought-after location.

**GROUND FLOOR**

Kitchen / Living Area – 4.04m x 7.42m (13'3" x 24'4")  
A superbly laid out open-plan room combining kitchen, dining and living accommodation with a welcoming sense of space and light. The kitchen is finished with modern units, high-quality worktops, fully integrated appliances, including electric oven, gas hob, fridge and freezer, dishwasher, and a breakfast bar creating the perfect spot for socialising or casual dining. The living area is decorated in a stylish, neutral theme with ample space for a sofa and additional furniture. French doors open directly onto the rear



garden, allowing for excellent natural sunlight and fluid indoor–outdoor living. An ideal space for both everyday living and entertaining.

WC – 0.88m x 1.69m (2'10" x 5'6")

A contemporary ground floor cloakroom fitted with WC and wash hand basin.

## FIRST FLOOR

Bedroom One – 4.02m x 2.69m (13'2" x 8'9")

A beautifully presented double bedroom, modern styling and excellent floorspace for furniture. Large windows to the rear garden offer a peaceful outlook and plenty of natural light.

Bedroom Two – 3.97m x 2.57m (13'0" x 8'5")

A second spacious double bedroom, perfect as a guest room, teenager's bedroom, nursery or home office. Well-proportioned and neutrally decorated with flexibility for multiple uses. The room has a useful integrated cupboard.

Bathroom – 1.91m x 1.99m (6'3" x 6'6")

A modern family bathroom fitted with bath and overhead shower, WC and wash hand basin. Presented with contemporary tiling, chrome fittings and a clean, neutral finish.

Landing – 1.02m x 1.97m (3'4" x 6'5")

A bright first-floor landing giving access to both bedrooms and the family bathroom.

## EXTERNAL

A standout feature of this location is the view to the green space out front, offering a pleasant outlook.

The property benefits from driveway parking for two vehicles, positioned at the side of the home. The private rear garden is thoughtfully landscaped with a generous lawn, patio seating area and space for outdoor dining or relaxation. Practical, low-maintenance and perfect for summer entertaining.

## Additional Information

Service Charge: £180 per annum

Tenure: Freehold

Council Tax Band: B

EPC Rating: B

Local Authority Area: South Derbyshire

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.

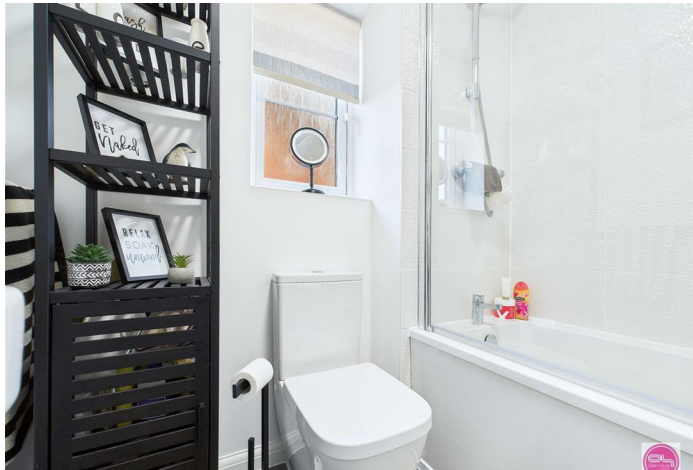




#### Floorplans:

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<sup>(1)</sup>**

62.48 m<sup>2</sup>

672.56 ft<sup>2</sup>

**Total**

62.48 m<sup>2</sup>

672.56 ft<sup>2</sup>

(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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

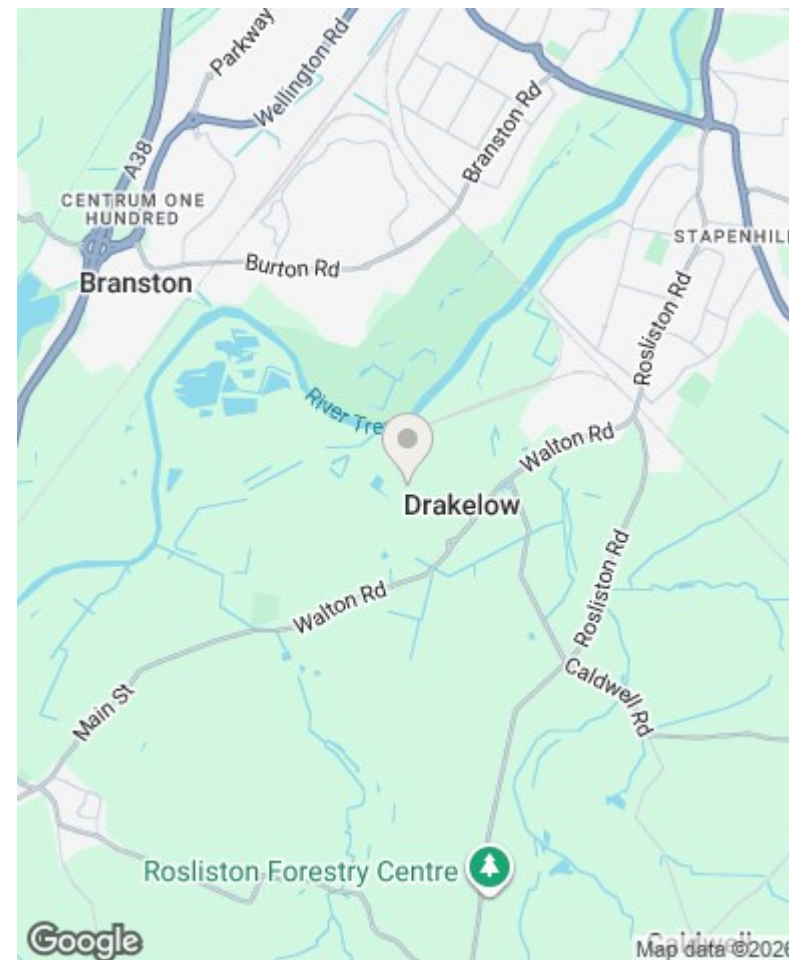
B

### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Modern semi-detached home on a highly desirable and development
- Stylish open-plan kitchen, dining and living space
- Fully intergrated appliances
- Two well-proportioned double bedrooms
- Ground floor WC
- Driveway parking for two vehicles
- Beautifully presented rear garden with patio and lawn
- Contemporary family bathroom
- Quiet position close to riverside walks and green open space
- Ideal for first-time buyers or downsizers



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