



Galloway Road  
Drakelow Burton-On-Trent





## Property Description

Burchell Edwards are delighted to market this lovely 3 Bedroom Semi-Detached family home. The property is situated on a very desirable plot on a lovely, private road in the desirable Drakelow area. The property greets you with two off road parking spaces to the front of the property and a side passage leading to the properties front door. The property itself is finished to an wonderful standard throughout and boasts a spacious downstairs compromising of: a wonderful kitchen/diner to the rear of the property, a cozy lounge situated to the front of the property and a downstairs W/C. On the first floor of the property you are greeted to a spacious landing area which contains a storage cupboard and provides loft access along with entrances to the modern, family bathroom as well as the property's 3 good sized bedrooms. Amongst these bedrooms, you will find the master bedroom which is a real stand out room boasting it's own personal shower en-suite. Outside to the rear is an enclosed garden which provides the perfect hosting area and a peaceful environment. The garden features a fabulous, patio seating area along with a well maintained lawn area that provides the perfect play area. Viewing really is essential of this lovely, spacious property!

## Entrance Hall

Carpet flooring, pendant light, storage cupboard

## Living Room

15' 9" x 10' 10" ( 4.80m x 3.30m )

Carpet flooring, pendant light x 2, window to front elevation, window to side elevation, one central heating radiator

## Kitchen

15' 9" Max x 10' 10" Max ( 4.80m Max x 3.30m Max )

Tiled floor, window to side elevation, window to rear elevation, doors to rear, pendant light x 2, integrated oven & hobs, integrated dishwasher, integrated washing machine, integrated fridge/freezer, stainless steel sink & drainer, cupboards over counters

## Downstairs W.C

Tiled floor, pendant light, hand wash basin, low level flush W.C

## Landing

Carpet flooring, pendant light, loft access

## Bedroom One

11' 10" Max x 10' 10" Max ( 3.61m Max x 3.30m Max )

Carpet flooring, pendant light, central heating radiator, window to front elevation

## En-Suite

Wooden flooring, window to side elevation, low level flush W.C, hand wash basin, pendant light, walk in shower

## Bedroom Two

12' 2" x 9' 2" ( 3.71m x 2.79m )

Carpet flooring, pendant light, central heating radiator, window to side elevation

## Bedroom Three

9' 6" x 5' 11" ( 2.90m x 1.80m )

Carpet flooring, pendant light, central heating radiator, window to rear elevation

## Bathroom

Wooden flooring, window to side elevation, pendant light, low level flush W.C, hand wash basin, shower over bath.

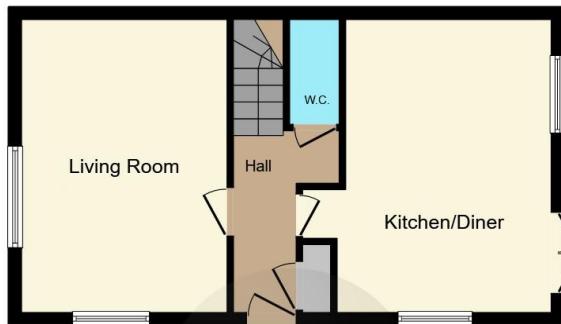
## Outside

Two off road parking spaces to the front of property, enclosed rear garden, patio slab seating area, lawn area,

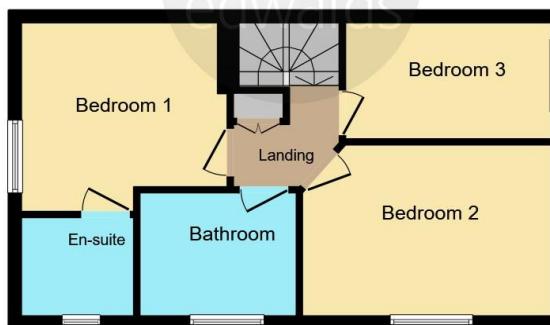








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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