



**Rosliston Road South, Drakelow, DE15 9UD**

**Offers Over £250,000**

**Open House**  
estate agents



# Rosliston Road South, Drakelow, DE15 9UD

## Offers Over £250,000

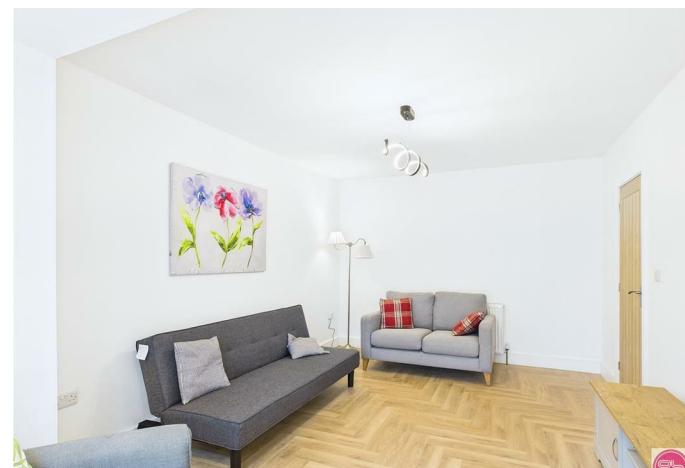
We are proud to present this beautifully refurbished two-bedroom semi-detached bungalow, positioned in the peaceful and desirable semi-rural village of Drakelow. Thoughtfully updated throughout, this stylish home combines high-end finishes with practical living, offering both countryside and connectivity in equal measure.

Nestled between Burton upon Trent and Rosliston, this stunning bungalow sits on a generous plot with a private driveway, secure gated access to the rear, and a spacious, not-overlooked garden—ideal for those seeking a ready to move into bungalow, with a high-standard finish.

The property boasts an immaculate open-plan kitchen and dining space flooded with natural light via a roof lantern and patio doors, a large dual-aspect lounge, two spacious bedrooms, and a luxurious bathroom. A standout feature is the fully boarded and insulated loft, fitted with carpet, built-in eaves storage and Velux-style roof windows—easily accessed via a pull-down ladder, this space is perfect for a hobby room, office, or generous additional storage.

### Location:

Drakelow offers the best of both worlds—peaceful village living with easy access to amenities in nearby Burton on Trent, including shops, doctors, dentists and schools. Enjoy countryside walks at Rosliston Forestry Centre and the local garden centre, both just minutes away. Excellent transport links via Walton on Trent provide quick access to the A38, ideal for commuting to Derby, Lichfield, or Birmingham.



## ACCOMMODATION DETAILS

### Entrance Hall

A welcoming hallway with wood-effect flooring, modern radiator, and doors to principal rooms.

**Living Room** – 23'4" x 10'6" (7.11m x 3.21m)

A spacious and bright lounge stretching front to back, featuring beautiful herringbone-style laminate flooring, neutral décor, modern lighting and ample space for seating and media. Dual-aspect windows invite in plenty of light.

**Kitchen** – 11'9" x 8'8" (3.58m x 2.65m)

Stylishly appointed with shaker-style cabinetry, solid wood-effect worktops, integrated oven, electric hob, extractor fan and tiled splashbacks. A bright and functional space opening into the dining area.

**Dining Area** – 5'6" x 8'11" (1.69m x 2.71m)

A stunning extension of the kitchen with skylight roof lantern and French doors to the garden. Perfect for entertaining or family dining, with seamless flooring throughout and recessed LED lighting.

**Master Bedroom** – 15'1" x 10'6" (4.60m x 3.20m)

A generous double room with fresh and plush carpet, large bay window to the front elevation and radiator.

**Bedroom Two** – 7'8" x 8'8" (2.34m x 2.65m)

A well-sized second bedroom with thick pile carpeting and large window to the front elevation. Ideal as a guest room, office or nursery.

**Bathroom** – 7'6" x 5'5" (2.30m x 1.64m)

Contemporary and sleek, the bathroom includes a white three-piece suite with concealed cistern WC and vanity basin, a panelled bath with rainfall shower and modern black-framed screen. Finished with

marble-effect tiles and patterned flooring.

### Loft Space

Accessed via a pull-down ladder, the loft has been fully boarded, insulated, carpeted, and enhanced with built-in wooden storage cupboards and twin roof lights. A rare and incredibly useful extra space that can suit a range of uses.

### Outside

#### Front & Driveway

The front garden features a lawn with planted borders and a long block-paved driveway providing ample off-road parking. A secure wooden gate separates the driveway from the rear garden, adding privacy and safety.

#### Rear Garden

The sizeable rear garden is private and not overlooked, laid mainly to lawn with a paved patio seating area ideal for relaxing or entertaining. Timber sheds provide extra storage and there's plenty of space for further landscaping.

#### Room Measurements

- **Living Room** – 23'4" x 10'6" (7.11m x 3.21m)
- **Kitchen** – 11'9" x 8'8" (3.58m x 2.65m)
- **Dining Area** – 5'6" x 8'11" (1.69m x 2.71m)
- **Master Bedroom** – 15'1" x 10'6" (4.60m x 3.20m)
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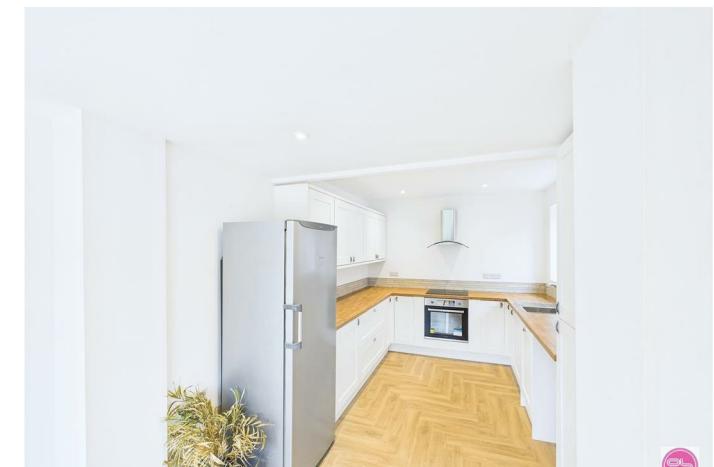
#### Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

Local Authority Area: East Staffordshire





Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

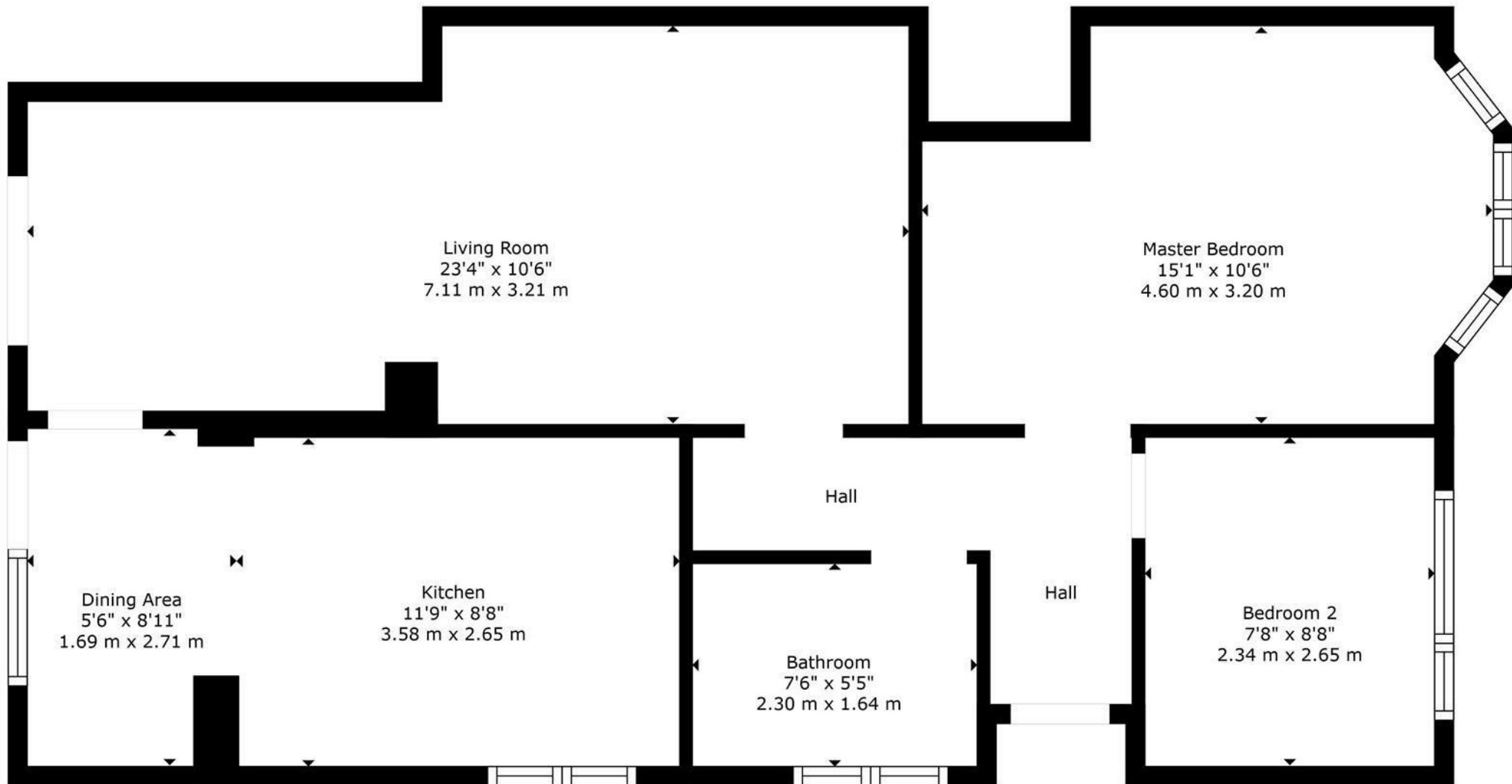
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

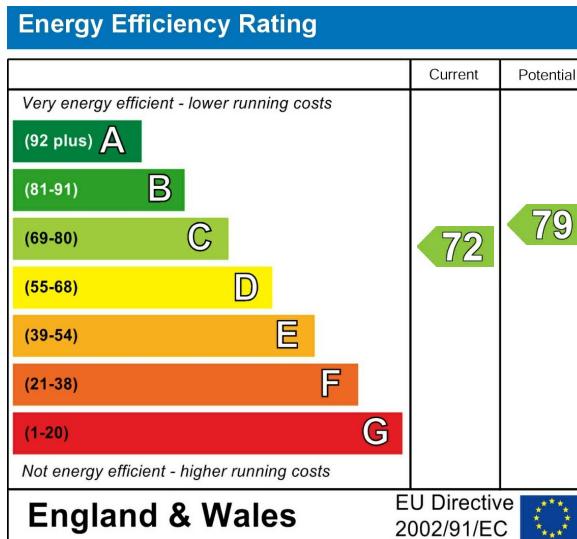
**\*\*Money Laundering Regulations 2003:\*\***  
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.







## ENERGY PERFORMANCE CERTIFICATE



### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

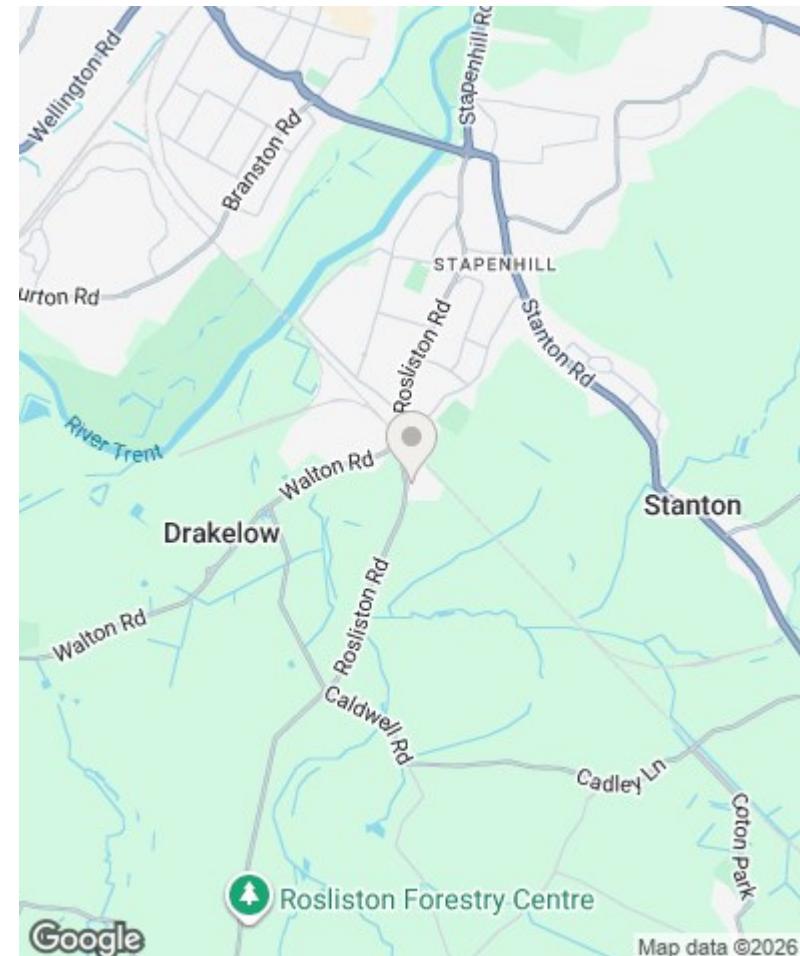
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### VIEWINGS

By prior appointment only

### PROPERTY SUMMARY

- Fully refurbished to an exceptional standard including new electrics, boiler and windows.
- Spacious open-plan kitchen and dining area
- Bright lounge with herringbone flooring
- Two well-proportioned bedrooms
- Spacious bathroom with premium finishes
- Fully boarded and insulated loft with roof lights and built-in storage
- Large private garden, not overlooked
- Secure gated driveway
- Sought-after semi-rural location
- No upward chain



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