Milford Street, Drakelow, Burton-On-Trent, DE15 9WR

£205,000

Open House
estate agents

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A beautifully presented modern two bedroom semi-detached home occupying an attractive position on Milford Street, Drakelow, with a particularly pleasant outlook across the green open space opposite. Offered with no chain.

The ground floor has been designed around a fantastic open plan kitchen, dining and living area, creating a bright and sociable space that works equally well for everyday living and entertaining. The contemporary kitchen includes a generous range of units and work surfaces together with a breakfast bar, while the living area opens through French doors directly onto the rear garden.

Upstairs are two well proportioned double bedrooms and a modern family bathroom, while a useful WC completes the ground floor accommodation. Outside, the property benefits from off road parking and a good sized enclosed rear garden, predominantly laid to lawn with a patio seating area.

Well maintained and ready to move into, this is an excellent option for first time buyers, couples or those looking for a modern low maintenance home in the popular Drakelow area.

Location
Milford Street forms part of the modern residential development at Drakelow, conveniently positioned between Burton upon Trent and Swadlincote. The property enjoys an especially attractive setting overlooking an established green space, providing a more open outlook than many homes on the

development. The area offers convenient access to local amenities, schools and surrounding countryside, while Burton upon Trent and Swadlincote provide a wider range of shopping, leisure and everyday facilities.

Kitchen / Dining / Living Area
The real heart of the home is the spacious open plan kitchen, dining and living area, extending through much of the ground floor and providing a bright and versatile everyday living space.

The kitchen is fitted with a contemporary range of wall and base units complemented by wood effect work surfaces. There is an integrated oven with gas hob and extractor above, stainless steel sink and drainer and space for additional appliances.

A large breakfast bar provides additional preparation space as well as informal seating and helps define the kitchen from the living area without interrupting the open plan feel.

The living area provides plenty of space for sofas and additional furniture, with French doors and adjoining glazed panels allowing plenty of natural light into the room and providing direct access onto the rear garden.

Ground Floor WC
Conveniently positioned off the main living accommodation and fitted with a WC and wash hand basin.

First Floor Landing
The staircase rises to a bright first floor landing providing access to both bedrooms and the family bathroom.

Bedroom One
A generous double bedroom with plenty of space for a full range of bedroom furniture. The room is presented in bright neutral décor and benefits from a large window providing plenty of natural light.

Bedroom Two
A further well proportioned double bedroom, currently arranged to incorporate a home working area and demonstrating the versatility of the space. There is ample room for bedroom furniture and a pleasant outlook from the window.

Bathroom
A modern family bathroom fitted with a white suite comprising panelled bath with shower over and glazed shower screen, WC and pedestal wash hand basin. Neutral tiling and flooring complete the clean contemporary finish.

Outside
To the front, the property benefits from off road parking together with a small lawned frontage. One of the property's standout features is its position directly opposite an attractive green open space, giving the home a pleasant and more open outlook.

The rear garden is a good size and fully enclosed by timber fencing, making it particularly suitable for families, children or pets. The garden is predominantly laid to lawn with a paved patio immediately outside the house providing space for outdoor seating and entertaining.

Additional Information
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.

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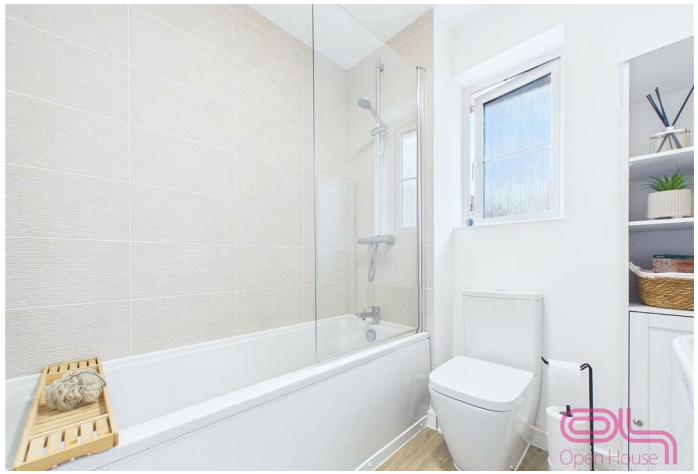
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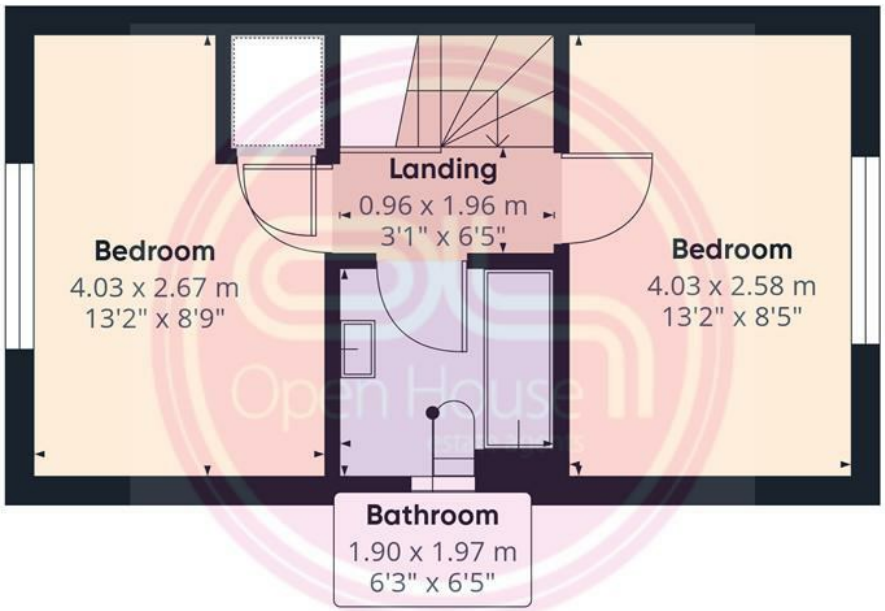
Floor 0



Floor 1

GLA[1]

66.91 m²

720.26 ft²

Total

66.91 m²

720.26 ft²

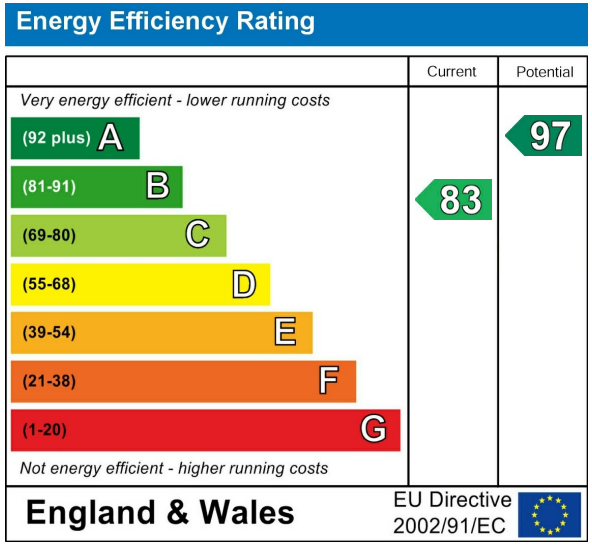
(1) Finished, above grade

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

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
South Derbyshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- No chain
- Beautifully presented throughout
- Impressive open plan kitchen, dining and living space
- Contemporary fitted kitchen with breakfast bar
- French doors opening directly onto the rear garden
- Two well proportioned double bedrooms
- Modern first floor bathroom and ground floor WC
- Enclosed larger than average rear garden with patio area
- Off road parking
- Attractive position overlooking green open space

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