



59 Galloway Road, Drakelow, DE15 9UJ

Galloway road is a well-presented modern home offered for sale with no upward chain. With 4 well-proportioned bedrooms this home is perfect for family life.

Upon entering the property, you are greeted by a welcoming hallway with access to all of the family spaces the ground floor has to offer. The property features 2 reception rooms to the front of the property, the smaller of which is currently being used as a home office. The larger of the reception room features a bay window overlooking trees, a grass verge and adjacent footpath. To the rear of the property is the kitchen diner. Having a gloss finish, the kitchen houses an integral fridge freezer, integral oven and integral dishwasher and has double glazed patio doors leading to the garden. From the kitchen there is also a utility room,

allowing the kitchen diner to remain spotless when life gets busy. The ground floor accommodation is completed by a downstairs WC.

On the first floor, a double-glazed window brightens the landing space and provides access to all four bedrooms and the family bathroom. The family bathroom comprises of a four-piece suite including separate bath and shower. The master bedroom provides a peaceful escape with two sets of built in wardrobes and an ensuite shower room.

The property offers ample outdoor space with a driveway, detached garage and a rear garden. The front of the property houses some low maintenance shrubs and increases the curb appeal of the property. To the rear, the property enjoys a private setting with access to the garage, a greenhouse and 2 seating areas as well as a raised

lawned area. The property enjoys a peaceful outlook without the worry of peeking neighbours due to the layout of the estate.

Galloway Road sits on a modern housing estate in Drakelow. Less than half a mile away is River View Primary and Nursery School an Ofsted rated good school and Paulet High Scholl just under a mile away. There is easy access to independent shops and eateries in Stapenhill and a wider range of stores in nearby Burton-on-Trent. Drakelow has strong road connections being near the A38 and having easy access to the M42 and the M6 toll.



- 4 Bedroom detached family home
- Driveway
- Detached garage
- Private rear garden
- Popular Drakelow Location
- Ground floor WC
- Stunning Family Dining Kitchen
- Two reception rooms
- Utility Room
- Peaceful location





Lounge (5.91x3.72)

The lounge offers a relaxing family space with a bay window overlooking the footpath, grass verge and trees to the front of the property.

Office (3.66x2.30)

The other reception room is currently being used as an office and offers an additional living space at the front of the property.

Kitchen diner (6.13x4.36)

The kitchen diner is the heart of this modern home, with gloss finishes, a range of integrated appliances and patio doors leading to the private rear garden. There is also access to the utility room.

Utility Room (2.53x1.59)

The utility room features plenty of storage with access to the rear garden.

WC

The ground floor accommodation is served by a WC which has access to the under the stairs storage cupboard.

Bathroom (2.67x2.32)

The family bathroom has a bath, shower enclosure, wash hand basin, and a WC.

Master Bedroom (3.71x3.62)

The master bedroom is well appointed with two groups of built in wardrobes and an ensuite shower room.

Ensuite Shower Room (2.19x1.56)

The modern ensuite shower room has a shower enclosure, wash hand basin and a WC.

Bedroom 2 (3.10x3.00)

The second bedroom benefits from having two windows to the rear, overlooking the beautiful private garden.

Bedroom 3 (4.09x2.92)

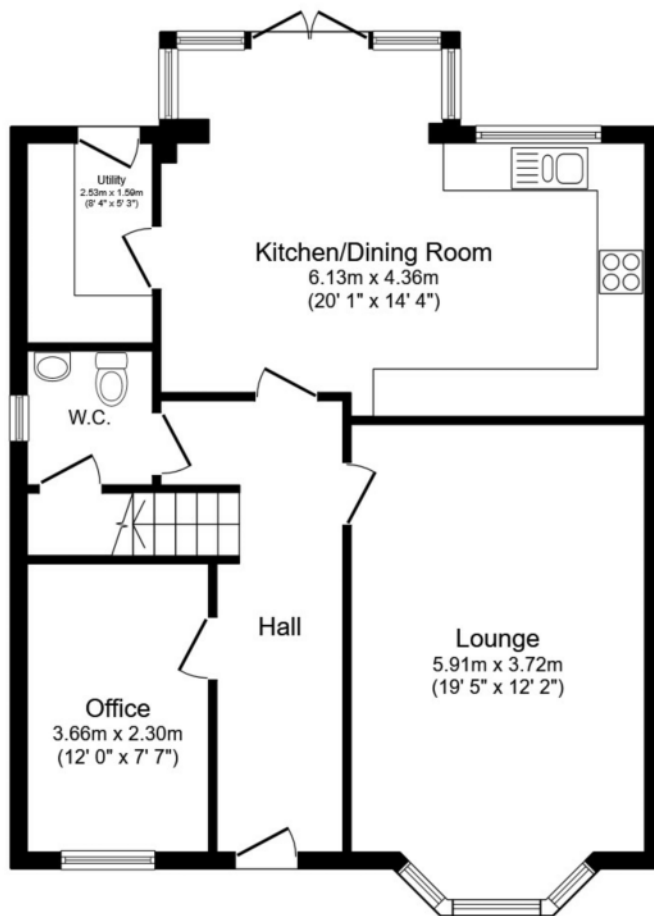
The third bedroom is currently being used as a home gym, but offers a large amount of space, with plenty of natural light from the two windows to the front elevation.

Bedroom 4 (3.12x2.89)

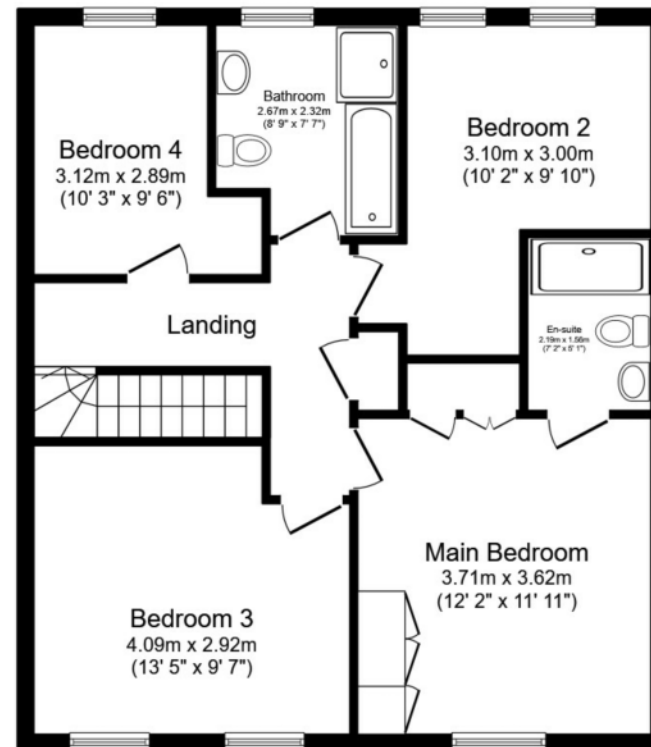
The fourth bedroom at Galloway Road is a compact double bedroom and offers versatility to meet a variety of needs.







Ground Floor



First Floor

Total floor area: 145.5 sq.m. (1,566 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Outside

Galloway Road offers a tranquil escape on a quite stretch of the estate. With a driveway and detached garage to the side of the property, and no traffic driving by, the property has a peaceful outlook. To the rear, there is a private garden with a raised lawned area, two seating areas and a greenhouse.

Location

Galloway Road sits on a modern housing estate in Drakelow. Less than half a mile away is River View Primary and Nursery School an Ofsted rated good school and Paulet High Scholl just under a mile away. There is easy access to independent shops and eateries in Stapenhill and a wider range of stores in nearby Burton-on-Trent. Drakelow has strong road connections being near the A38 and having easy access to the M42 and the M6 toll.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.