



Whitwell Drive, Drakelow, Burton-On-Trent, DE15 9WZ

£420,000



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We are delighted to present this exceptional four bedroom detached family home, occupying an attractive position on Whitwell Drive within the popular modern development at Drakelow.

Beautifully presented throughout, the property combines stylish contemporary interiors with an excellent family friendly layout. The real centrepiece is the impressive open-plan kitchen, dining and family room, flooded with natural light through a series of roof windows and a wide arrangement of glazed doors overlooking the garden. A separate bay fronted living room provides a comfortable retreat, while a utility room, ground floor WC and integral garage add everyday practicality.

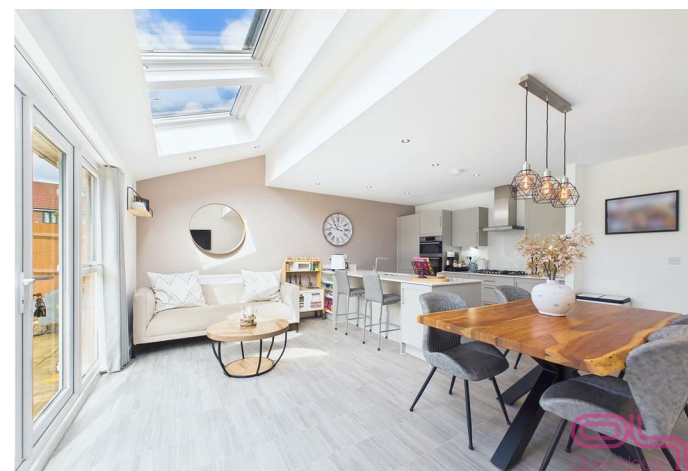
Upstairs are four bedrooms, including a generous main bedroom with fitted wardrobes and an en-suite shower room, together with a particularly stylish family bathroom featuring both a bath and separate shower.

Outside, the property benefits from a driveway, integral garage, EV charging point and a beautifully maintained south westerly facing rear garden. Its position directly opposite landscaped green space provides a particularly pleasant open outlook.

Location

Whitwell Drive forms part of an attractive modern residential development in Drakelow, positioned to the south of Burton upon Trent and within easy reach of both Burton and Swadlincote.

The area combines a pleasant village edge setting with convenient access to shops, schools, leisure facilities and everyday amenities. Road connections are also readily accessible, making the property well placed for travel throughout South Derbyshire, East Staffordshire and the wider Midlands.



The home occupies one of the development's most appealing positions, overlooking an established area of landscaped public open space.

Entrance Hall

The property is entered through a panelled front door with glazed detailing and a matching side window, allowing plenty of natural light into the welcoming hallway. The interior has been finished in a fresh, neutral style with contemporary flooring, a staircase rising to the first floor and useful fitted storage beneath. Doors lead into the living room and open-plan family accommodation.

Open Plan Kitchen, Dining & Family Room

The outstanding feature of the property is this substantial open-plan living space, thoughtfully arranged into kitchen, dining and sitting areas.

The contemporary kitchen is fitted with an extensive range of grey shaker style wall and base units, complemented by quartz work surfaces and matching upstands. A large central island provides further storage, a sink with mixer tap and a breakfast bar seating area.

Fitted appliances include eye level ovens, a five ring gas hob and stainless steel extractor, with additional integrated appliance housing and further storage provided by the full height units.

The adjoining dining area comfortably accommodates a large family dining table, while the additional sitting area provides space for sofas and occasional furniture. Multiple roof windows, recessed ceiling lights and an extensive arrangement of windows and glazed doors ensure the room feels exceptionally bright and spacious.

French doors open directly onto the rear patio and garden, making this an excellent setting for entertaining and family life.

Utility Room

A useful separate utility room fitted with additional wall and base units, work surfaces, a stainless steel sink and space beneath the counter for a washing machine. A door provides access to the ground floor WC.

Ground Floor WC

Fitted with a modern white suite comprising a low-level WC and pedestal wash basin, complemented by contemporary flooring and neutral décor.

Living Room

A beautifully presented separate reception room with an attractive walk-in bay window overlooking the front of the property and landscaped green space beyond. Plantation style shutters, soft neutral carpeting and contemporary lighting create a bright yet comfortable room with ample space for a generous suite of furniture.

First Floor Landing

The staircase rises to a bright first floor landing, giving access to all four bedrooms and the family bathroom as well as the partially boarded loft.

Main Bedroom

A generous main bedroom featuring an attractive bay window with plantation style shutters and a comprehensive range of fitted wardrobes. The wardrobes are finished in an emerald green tone with contrasting handles, mirrored panels and integrated drawer storage. A door leads into the private en-suite shower room.

En-Suite Shower Room

Stylishly appointed with a large glazed shower enclosure, vanity wash basin, low-level WC and chrome heated towel rail. Neutral wall and floor tiling complete the contemporary finish.

Bedroom Two

A further spacious double bedroom with a front facing recessed window, fitted cabinetry and ample logistical space.

Bedroom Three

Another well-proportioned bedroom facing out to rear garden. The room is presented in a light, neutral style and would make an excellent guest or family bedroom.

Bedroom Four

The fourth bedroom is currently used as a dedicated home office and provides a bright, practical workspace. It would also





work well as a child's bedroom, nursery, dressing room or hobby room.

Family Bathroom

A particularly stylish family bathroom fitted with a modern white suite comprising a panelled bath, separate glazed shower enclosure, vanity wash basin and low-level WC. Attractive patterned tiling provides a distinctive finish around the bath and shower, while recessed lighting and a frosted window ensure the room remains bright and welcoming.

Outside

Front

The property occupies an attractive position overlooking landscaped green space. A driveway provides off road parking and leads to the integral garage, while a lawn, established hedging, planted borders and a young tree create an appealing frontage. An electric vehicle charging point is installed beside the garage.

Integral Garage

The garage is accessed through an up and over door and provides secure parking, storage or workshop space.

Rear Garden

The enclosed south westerly facing rear garden has been thoughtfully landscaped to provide an attractive and practical outdoor space.

A broad paved patio extends across the rear of the property, offering plenty of room for outdoor seating and dining. Beyond is a well-maintained lawn surrounded by planted borders, shrubs and young trees. An additional patio area provides a further seating space, while timber fencing encloses the garden and offers a good level of privacy and security.

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:

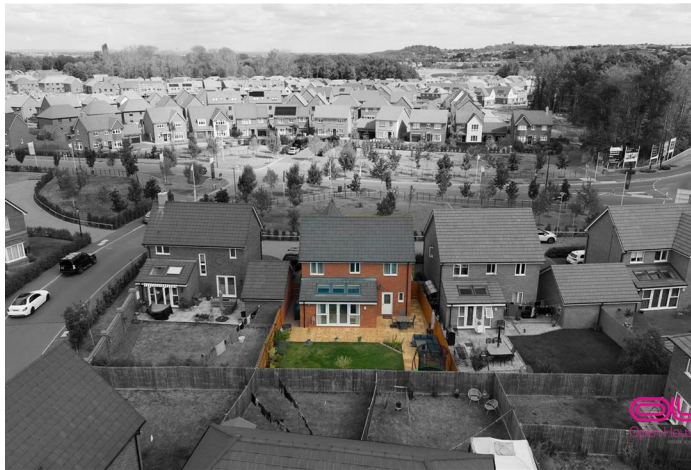
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

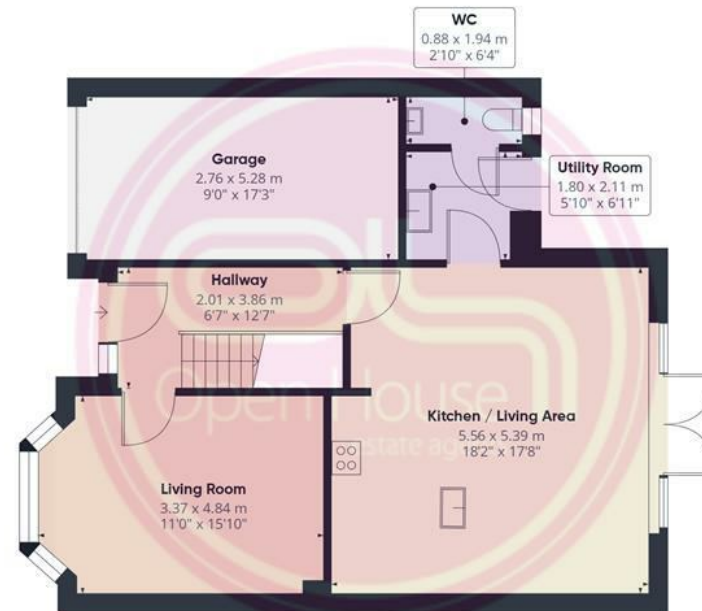
Floorplans:

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.









Floor 0



Floor 2

GLA⁽¹⁾

130.42 m²

1403.81 ft²

Total

145.56 m²

1566.78 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

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) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

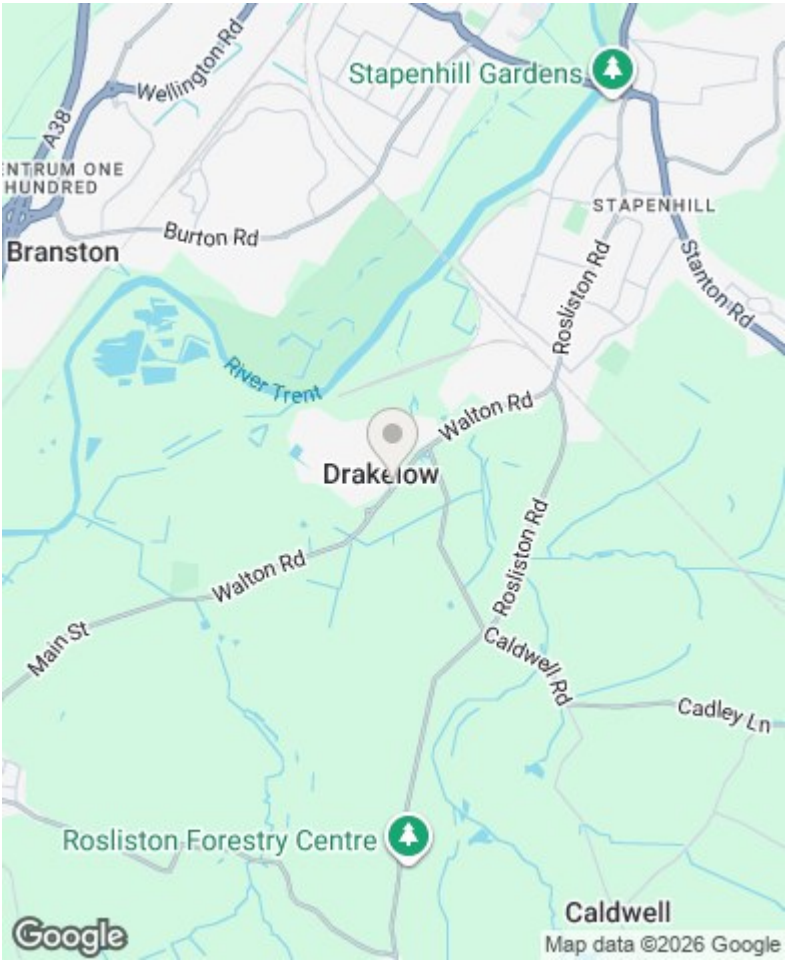
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Prime Position Overlooking Landscaped Green Space
- Immaculately Presented Detached Family Home
- Four Well-Proportioned Bedrooms
- Superb Open Plan Kitchen, Dining & Family Room
- Separate Bay Fronted Living Room
- Main Bedroom With Fitted Wardrobes & En-Suite
- Stylish Family Bathroom With Separate Shower
- Utility Room & Ground-Floor WC
- Landscaped South Westerly Facing Rear Garden
- Driveway, Integral Garage & EV Charging Point



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