



Galloway Road, Drakelow, Burton-On-Trent, DE15 9UJ

Nicholas
Humphreys

£255,000

**** Three Storey Home ** Hard Landscaped Garden ** Double Driveway With Garage ****

A modern three-storey semi detached townhouse in a popular residential location, offering spacious family accommodation. The ground floor includes a bay-fronted lounge, guest cloakroom and open-plan dining kitchen with integrated appliances and French doors to the garden.

The first floor has two double bedrooms and a family bathroom, while the top floor is dedicated to the master bedroom suite with built-in wardrobes and en suite shower room. Outside is a driveway leading to the garage and a hard landscaped rear garden with patio and artificial lawn. Conveniently located for nearby villages on a popular modern development.



The Accommodation

A modern three-storey semi detached residence, occupying a desirable residential location. Set back from the road with a side driveway and fore garden, this well-presented home combines stylish interiors with versatile accommodation, ideal for the growing family.

A front entrance door opens into a welcoming reception hallway with access to a guest cloakroom fitted with WC and hand wash basin. The lounge, positioned to the front elevation, features a UPVC double-glazed bay window, a useful understairs storage cupboard. From the lounge, an inner hallway leads into the impressive open-plan dining kitchen. This contemporary family space is fitted with a wide selection of white gloss-fronted base and wall units, complemented by integrated appliances including oven, four-ring gas hob with extractor hood above, fridge freezer and dishwasher. A concealed gas-fired combination boiler provides domestic hot water and central heating, whilst the dining area is enhanced by UPVC French patio doors opening directly onto the rear garden.

The first floor provides two double bedrooms, on the front and rear aspects, a fitted family bathroom serves this floor, offering a white three-piece suite comprising WC, hand wash basin and bath with shower over and complementary tiling and UPVC double-glazed window.

A further staircase rises to the top floor, where the spacious master bedroom suite is located. This superb room features a front-facing UPVC double-glazed window, skylight windows to the rear, access to loft space, and a private en-suite shower room. The en-suite is fitted with a WC, hand wash basin, double shower enclosure, heated towel rail and complementary tiling.

Externally, the property enjoys a rear garden with paved patio and artificial lawn. Conveniently placed for Burton town centre the home is within easy reach of nearby villages. The property is UPVC double-glazed and gas centrally heated throughout, and viewing is strongly recommended to fully appreciate the space on offer.

Hallway

Guest Cloakroom

Lounge
4.57m x 3.58m (15'0 x 11'9)

Kitchen Diner
4.67m max x 3.20m max (15'4 max x 10'6 max)

Master Bedroom
6.02m max x 3.45m max (19'9 max x 11'4 max)

En-suite Shower Room

Bedroom Two
3.58m max x 2.64m (11'9 max x 8'8)

Bedroom Three
4.11m x 2.64m (13'6 x 8'8)

Bathroom
2.46m x 1.96m (8'1 x 6'5)

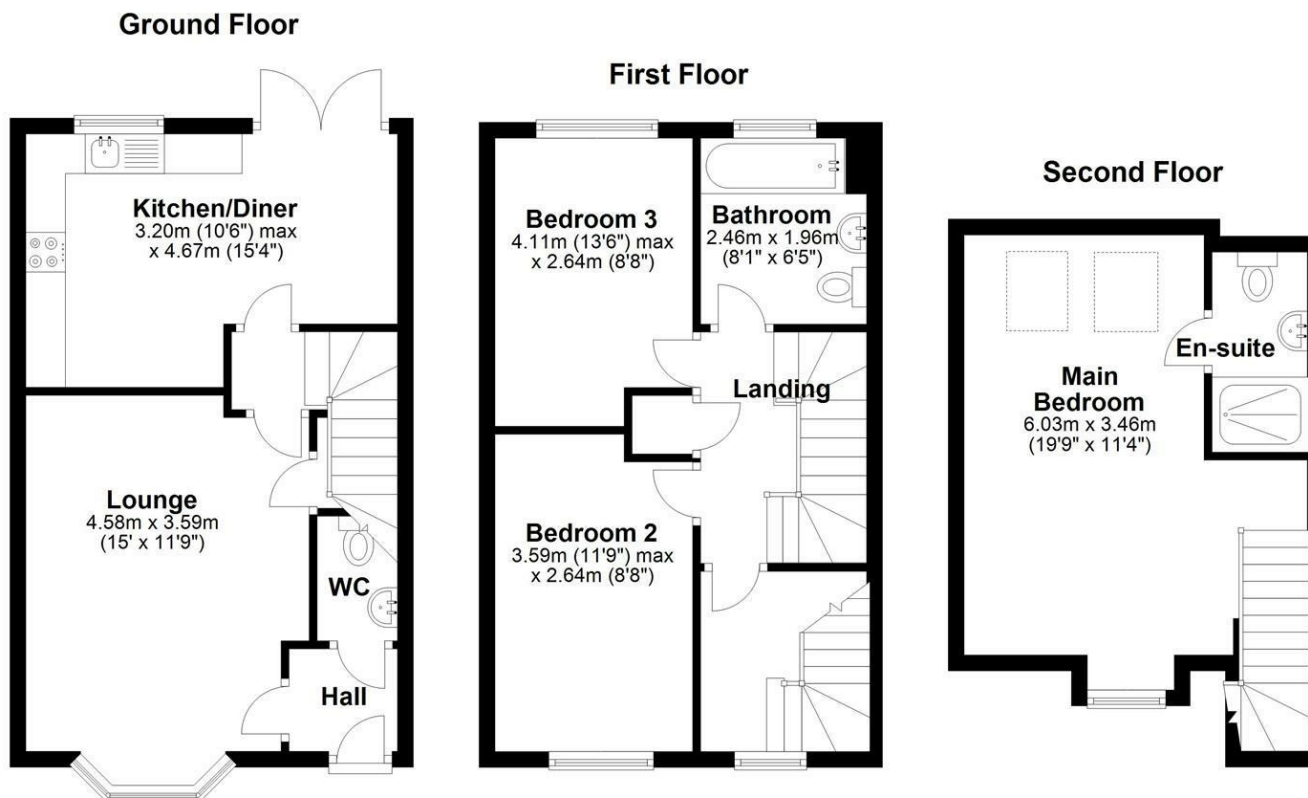
Driveway & Garage

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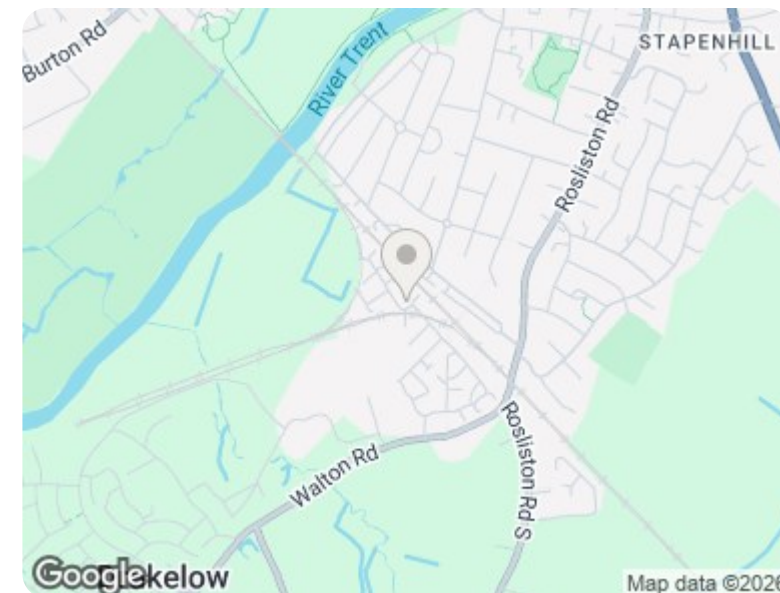
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: South Derbyshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
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Draft details awaiting vendor approval and subject to change







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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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