



10 Park Close, Drakelow, Staffordshire, DE15 9QE



Set on a peaceful cul de sac on this popular development is this attractive, three storey townhouse, offering well proportioned living accommodation, three double bedrooms and outside space including parking and a good sized rear garden. Retaining a further 5 years on the NHBC warranty, this traditionally styled home offers ideal accommodation to suit a young family, downsizer or first time buyers looking for the ideals of modern living with close proximity to both local amenities, excellent schools and picturesque Staffordshire and Derbyshire countryside.

Beautifully presented interiors extend over three floors, having the entrance hall leading into a ground floor cloakroom, spacious lounge and modern family dining kitchen. to the first floor there are two double bedrooms and the family bathroom, with the second floor laid to a luxurious master bedroom with bespoke fitted furniture and a private en suite. Outside, there is parking for two to the front aspect, and a well tended garden is set to the rear aspect. The property is serviced by mains gas central heating and double glazed windows.

Drakelow lies on the rural outskirts of Burton, being within easy reach of local shops and amenities, commuter routes and picturesque land. There is a small fishing pond within Drakelow, and the nearby village of Rosliston is home to a Co-Op, village pubs and the Rosliston Forestry Centre. Comprehensive facilities are available in the town of Burton on Trent including shopping centres, restaurants, supermarkets, a gym and more. There are a number of highly regarded schools in the area including Rosliston Primary and Walton on Trent C of E, which

feed into secondary schools including William Allitt, Robert Sutton Academy, the 'Outstanding' rated John Taylor High School and the John Taylor Free School. The location offers excellent access to commuter routes including A38, A444, A511 and A50 giving swift access to commercial centres including Birmingham, Derby, Nottingham and Ashby, and Rail travel is available from Burton giving direct links to Derby and Birmingham, and the International airports of Birmingham and East Midlands can both be reached in around 50 minutes.



- Modern Semi Detached Townhouse
- Desirable Modern Development
- Beautifully Presented Interiors
- Spacious Lounge
- Family Dining Kitchen
- Entrance Hall & Cloakroom
- Three Double Bedrooms
- Master En Suite & Family Bathroom
- Parking for Two
- Well Tended Rear Garden
- 5 Years NHBC Remaining
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

The front door opens into the **Entrance Hall**, having LVT flooring and doors opening into the **Cloakroom** and:

**Lounge** 4.6 x 3.6m (approx. 15'0 x 11'9)

A spacious reception room having a bay window with Hillarys blinds to the front and a useful fitted storage cupboard. A door opens into the inner hall where stairs rise to the first floor accommodation

**Dining Kitchen** 4.7 x 3.15m (approx. 15'4 x 10'4)

A modern family space fitted with a range of gloss wall and base units with complementary worktops over, housing an inset sink with side drainer and a range of integrated appliances including dishwasher, fridge freezer, washing machine, oven and gas hob with extractor hood above. There is a window to the rear an tiled flooring extends into the dining area where French doors open out to the rear garden





**Cloakroom**

Having LVT flooring, pedestal wash basin and WC

Stairs rise to the **First Floor Landing**, where there is a fitted airing cupboard and doors opening into the family bathroom, second and third bedrooms. a door opens into the **Inner Landing** where an alcove beneath the stairs provides a useful storage or study space, with stairs continuing to the

**Second Floor** which is laid to:

**Master Bedroom** 6.06 x 3.4m (approx. 1'10 x 11'1)  
A beautifully appointed principal suite having a window to the front, skylights to the rear with rural views and fitted eaves storage. The master suite is also finished with a range of Sharpes bedroom furniture including wardrobes, drawers and a dressing table. With private use of:

**En Suite** 2.47 x 1.2m (approx. 8'1 x 3'11)

Comprising a modern suite having pedestal wash basin, WC and double shower, with half tiled walls LVT flooring and a heated towel rail

**Bedroom Two** 3.6 x 2.64m (approx. 11'9 x 8'8)

With a window to the rear and mirror fronted fitted wardrobes

**Bedroom Three** 3.11 x 2.64m (approx. 10'2 x 8'8)

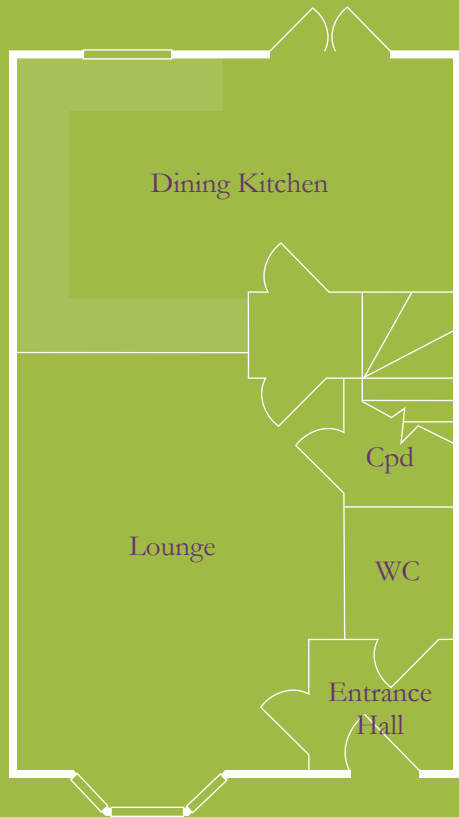
A third double room having a window to the front and mirror fronted fitted wardrobes

**Family Bathroom** 2.5 x 1.95m (approx. 8'2 x 6'4)

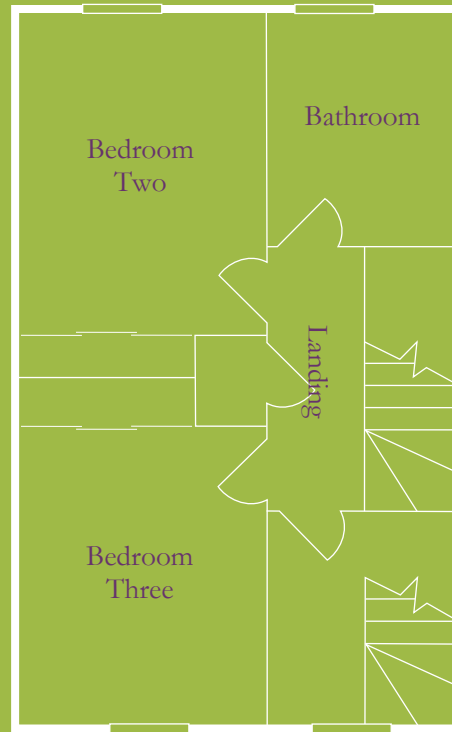
Another modern suite comprises pedestal wash basin, WC and bathtub with shower unit over, with LVT flooring, half tiled walls, an obscured window to the rear and a heated towel rail







Ground Floor



First Floor



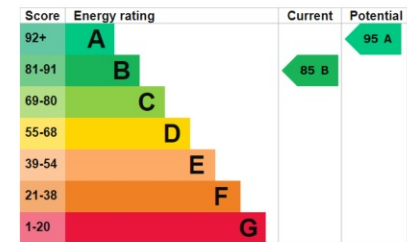
Second Floor

### Outside

The property is set back from the lane beyond a block paved driveway providing parking for two vehicles, and there is gated access to the side leading to the rear garden

### Rear Garden

Extending to a good size, the well tended rear garden is laid to a paved terrace, decking and lawns being safely enclosed to all sides. There is exterior lighting and a water point, and the hot tub is potentially available by separate negotiation



**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.