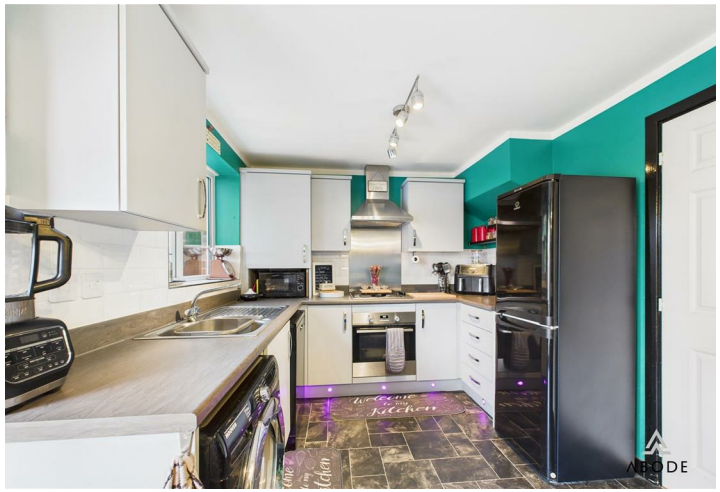
ABODE
SALES & LETTINGS

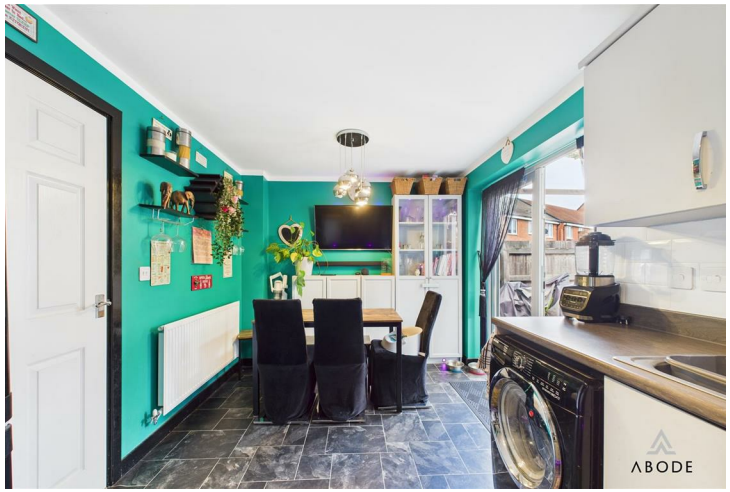
Upton Drive, DE14 2FR
Offers Over £199,995

https://www.abodemidlands.co.uk

This well-presented three-bedroom semi-detached home is situated upon one of the best plots within the development. Offering stylish interiors, a practical layout, and a beautifully south facing landscaped rear garden complete with a covered hot tub area, this property is ideal for families or first-time buyers. The home features a spacious living room, modern kitchen diner, two bathrooms, and three well-proportioned bedrooms, with off-street parking to the front and a private garden that provides a perfect space for outdoor entertaining.

The property is currently LEASEHOLD however the FREEHOLD is being purchased and will be FREEHOLD on legal completion.





ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property is entered via a front door into a welcoming hallway, which gives access to the ground floor WC and a spacious living room with wood-effect flooring, a large front-facing window, and ample room for seating and storage. At the rear of the home lies a well-equipped kitchen diner, featuring modern wall and base units with a contrasting worktop, integrated oven with gas hob and extractor, sink with drainer, space for white goods, and French doors opening out to the rear garden. The dining area accommodates a family-sized table and benefits from a rear aspect, giving the space a bright and airy feel.

First Floor

Stairs rise to the first-floor landing, which leads to three bedrooms and the family bathroom. The main bedroom sits to the front and includes ample space for wardrobes and bedroom furniture, along with a private en-suite shower room fitted with a corner cubicle, wash hand basin with storage, and WC. The second bedroom is another good-sized double, positioned at the rear of the home, while the third bedroom is a comfortable single ideal for a nursery or home office. The main bathroom is fitted with a modern three-piece suite comprising a panelled bath with tiled surround, wash hand basin, and low-level WC.

Outside

To the front of the property is off-street parking for two vehicles and a lawned fore garden. Gated side access leads to the rear, where the garden has been transformed into a fantastic low-maintenance outdoor living area. A covered decking section houses a large hot tub space and casual seating area under a timber pergola with transparent roof panels. Beyond this, a paved patio area provides space for outdoor dining and play, bordered by planted gravel beds and timber fencing for privacy.

Location

Located on the edge of Stretton, the property benefits from excellent local amenities including shops, schools, and recreational facilities. There are convenient transport links into Burton upon Trent, Derby, and surrounding areas via the A38 and nearby public transport routes, making this a practical choice for commuters and families alike.

Management Fee

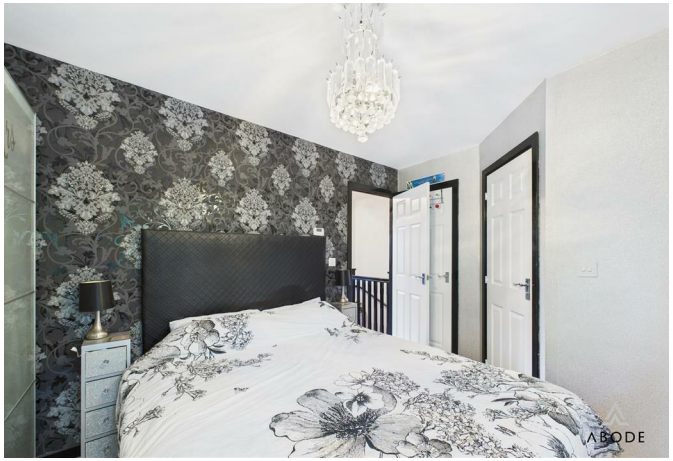
The vendor has informed Abode that the monthly management fee is £144.29 per year

Wards Management Company

Leasehold/Freehold information

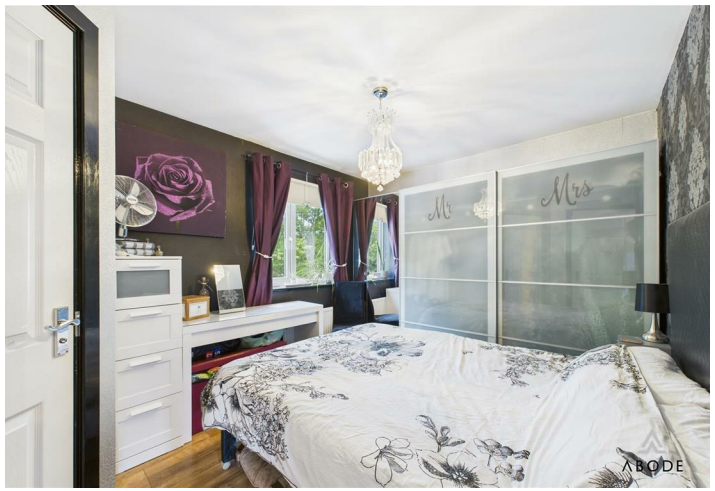
The property is currently LEASEHOLD however the FREEHOLD is being purchased and will be FREEHOLD on legal completion.

ABODE


ABODE

SPRINKLES
FOR
CUPCAKES
OR
TOILETS
BUT ONLY
FARTED
ABODE

ABODE

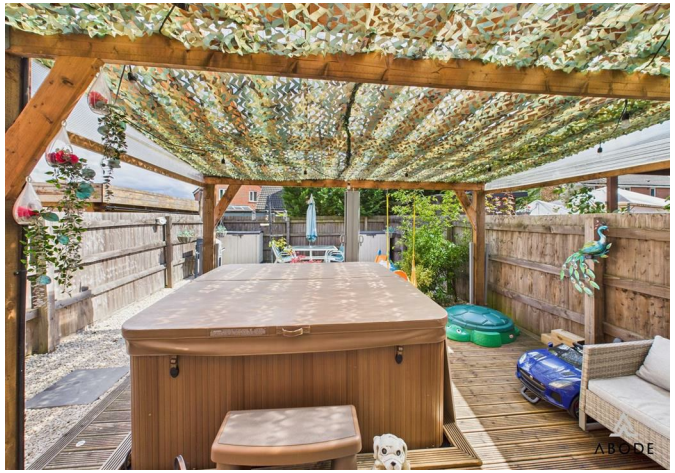

Mr
Mrs
ABODE

ABODE

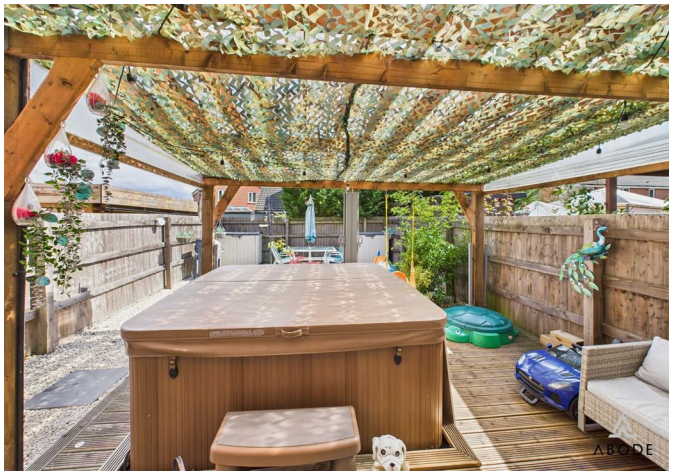
ABODE

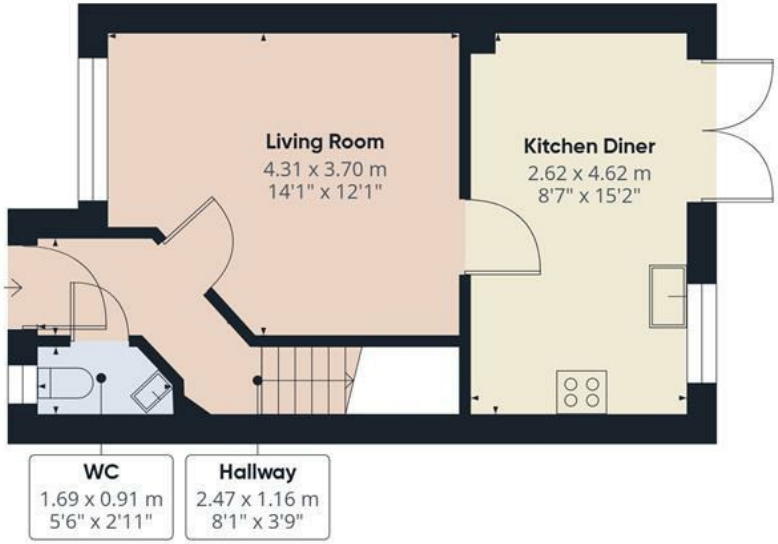
ABODE

ABODE

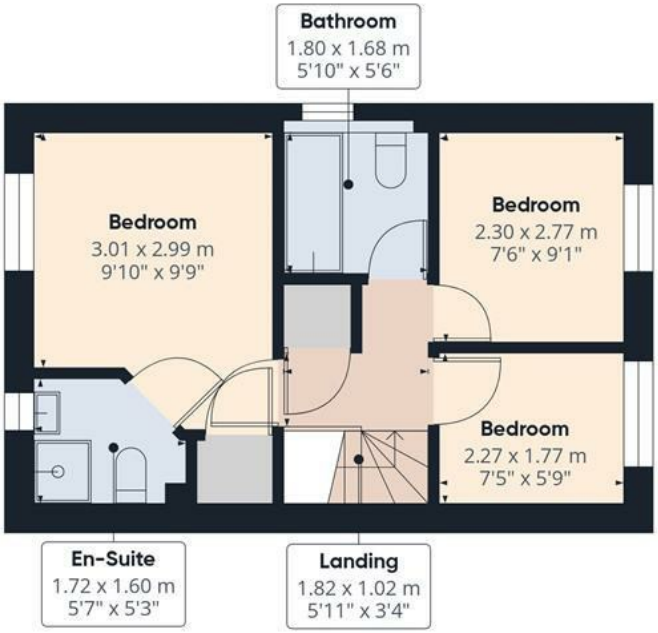

ABODE

ABODE


ABODE



Floor 0



Floor 1

ABODE

Approximate total area(1)

64.8 m²

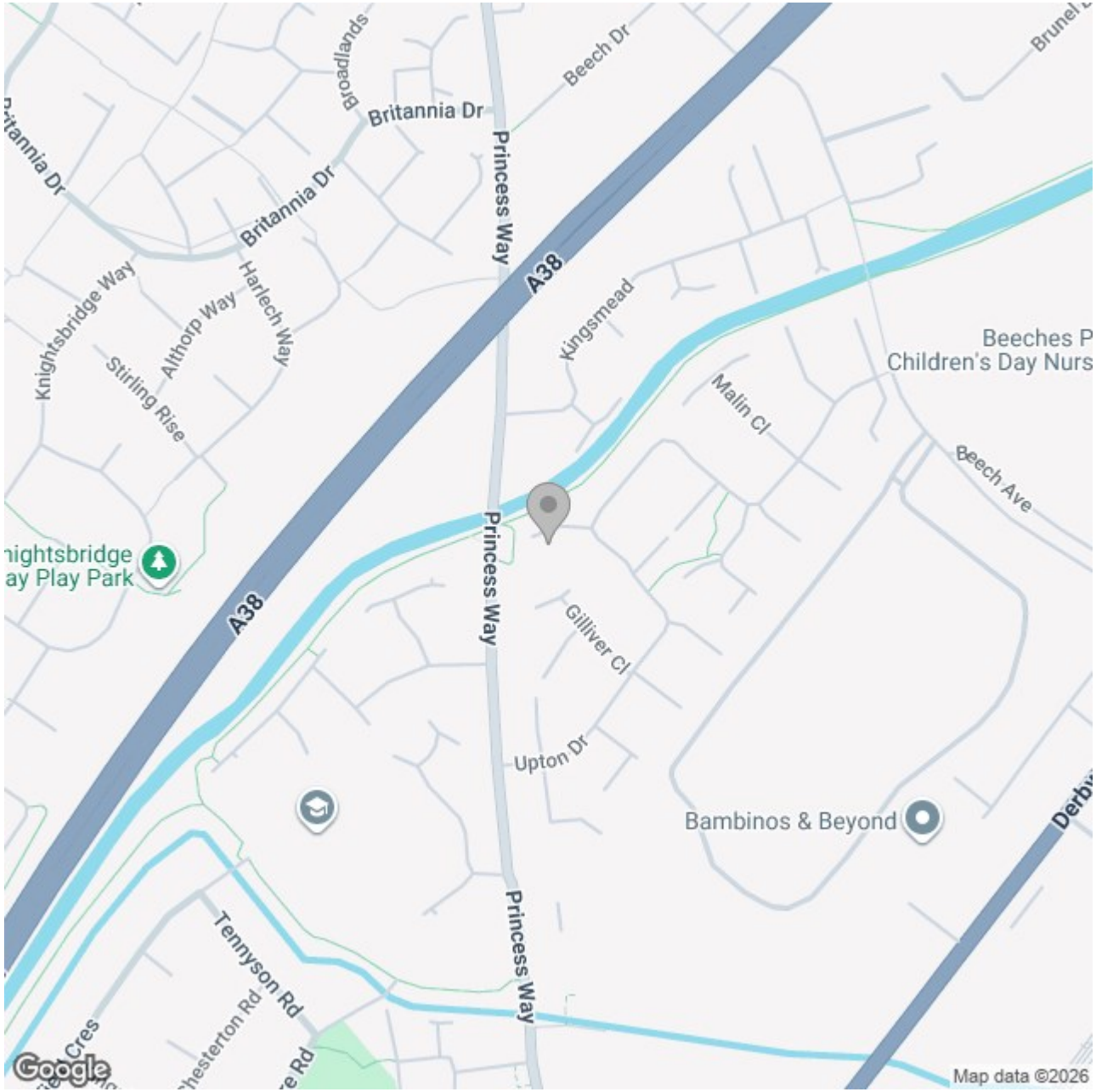
696 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.