



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

Move With US

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

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

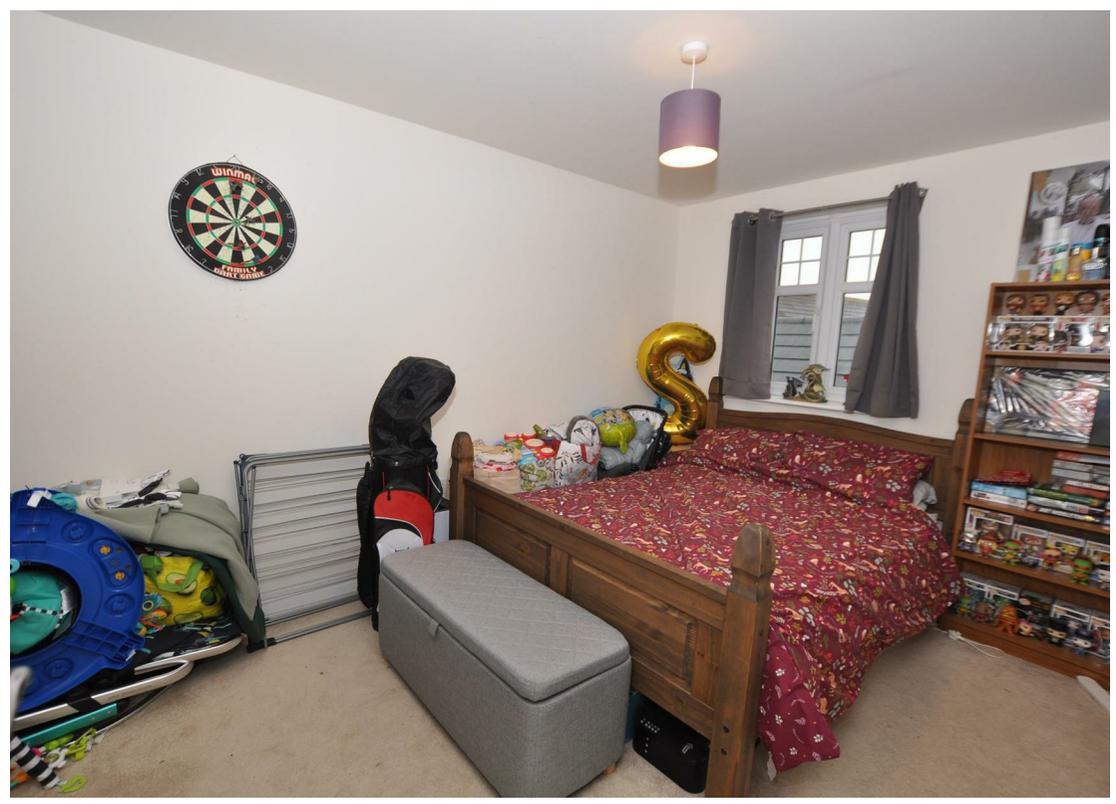
An on-site management fee may apply to all modern or new developments.

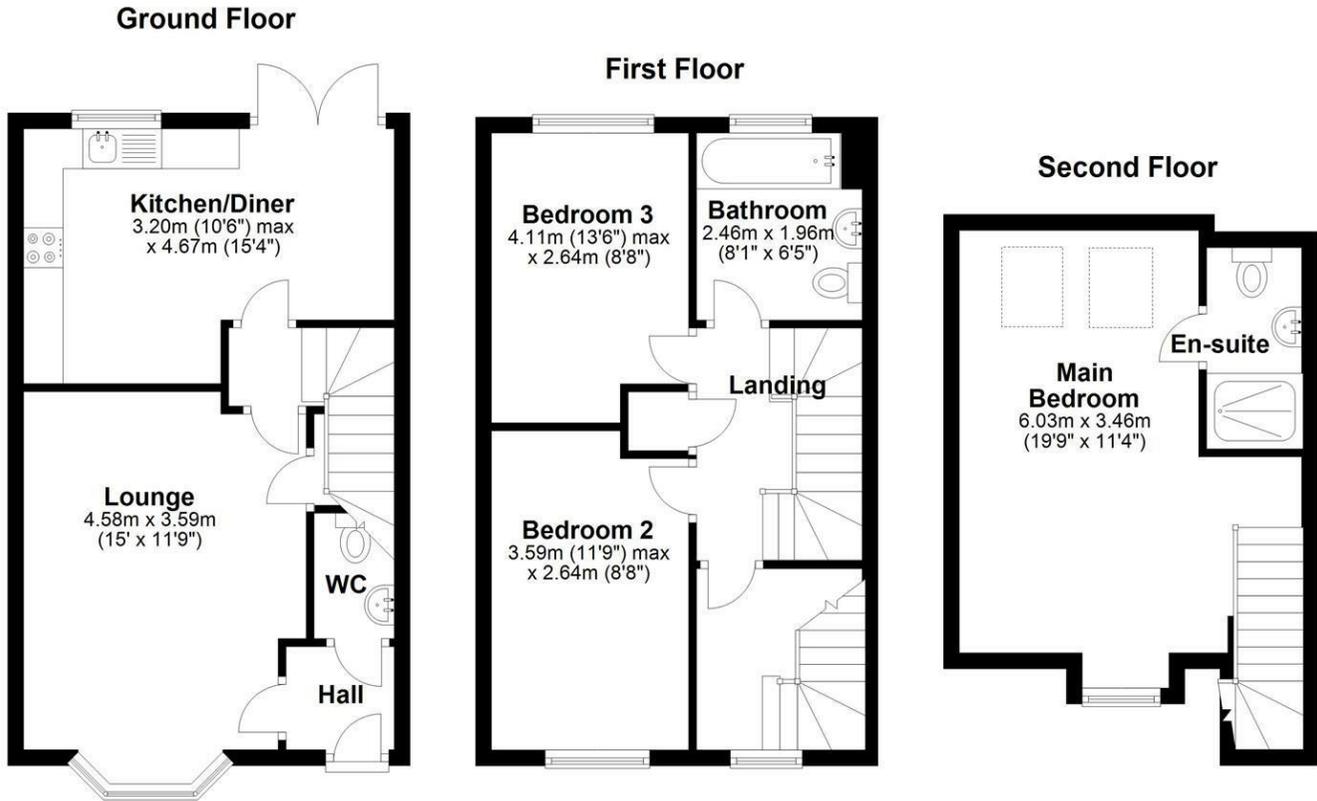
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

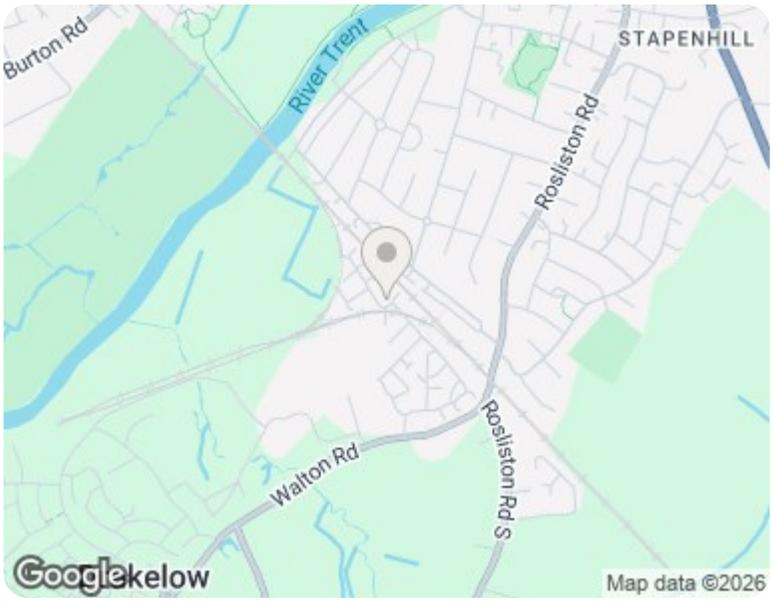
Draft details awaiting vendor approval and subject to change







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. 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.

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN