



Winstone Plot 116 Walton Road, Drakelow, Staffordshire,
DE15 9UJ

 Parker
Hall

****READY TO MOVE INTO****

A spacious four double bedroom home set on an executive modern estate within close reach of local facilities and endless leisure pursuits, benefitting from a stunning open plan living and dining kitchen, two further reception rooms plus study and four double bedrooms.

The ground floor reception hall opens into a spacious lounge, formal dining room, study, cloakroom and to the open plan kitchen where there are living and dining spaces as well as access into the utility. The kitchen has been upgraded with integral appliances and quality flooring has been fitted throughout. To the first floor are four excellent double bedrooms, two modern en suite and family bathroom, with private gardens, a detached double garage and parking to the exterior.

- Brand New Executive Detached Home
- Flooring Throughout worth £9533*
- £1000 towards Removals!*
- Lounge & Separate Dining Room
- Four Double Bedrooms, Two En Suites & Bathroom
- Stamp Duty Paid worth£10,500*
- Upgrade Kitchen with £8463 worth of Appliances
- Open Plan Dining & Living Kitchen
- Study, Utility & Cloakroom
- Gardens, Double Garage & Parking



Ready Autumn 2019 - move in ready for Christmas!

*Terms and conditions apply.

Open Plan Living & Dining Kitchen 6.53m' x 5.72m (21'5' x 18'9)

Lounge 5.16m x 3.66m (16'11 x 12')

Dining Room 3.56m x 2.84m (11'8 x 9'4)

Study 3.66m x 2.16m (12'0 x 7'1)

Utility 2.24m x 1.57m (7'4 x 5'2)

Cloakroom 1.47m x 1.19m (4'10 x 3'11)

Master Bedroom 5.16m x 3.61m (16'11 x 11'10)

En Suite 2.59m x 2.16m (8'6 x 7'1)

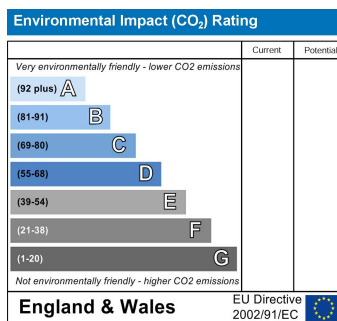
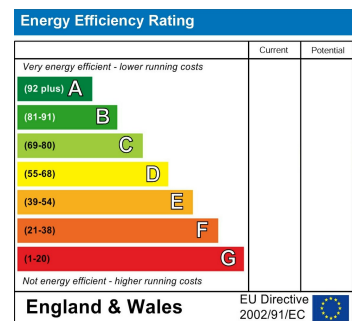
Bedroom Two 3.71m x 3.20m (12'2 x 10'6)

En Suite 2.69m x 1.17m (8'10 x 3'10)

Bedroom Three 3.35m x 2.92m (11'0 x 9'7)

Bedroom Four 3.61m x 3.28m (11'10 x 10'9)

Bathroom 3.00m x 2.16m (9'10 x 7'1)





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.

The Property Misdescriptions Act 1991: 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.