



SIMPLE LIFE

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## Dracan Village at Drakelow Park, Burton-On-Trent, DE15

£1,075 PCM

Welcome to Dracan Village at Drakelow Park, an emerging suburban neighbourhood located three miles south of Burton town centre.

The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

The development provides excellent locational advantages, Burton town centre has plenty to offer with national retailers and brands such as Next, Primark, H&M, Boots, Cineworld and many more. Alongside this, Branston Water Park is located just one mile from the site, allowing residents to enjoy nature walks, trails and wildlife reserve.

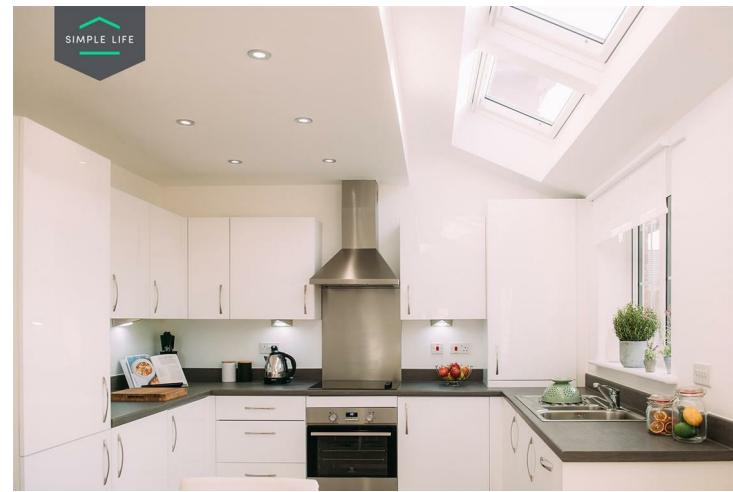
Dracan Village benefits from great road and railway connectivity. The site is located 14 miles away from the M6 and 18 miles away from the M1. In addition, there will be a new link road built crossing to the A38. Burton train station is located less than three miles away from the development, providing regular connections to Birmingham New Street, Derby and Nottingham twice hourly.

Well served by both primary and secondary schools including the immediate vicinity Riverview Primary, Edge Hill Academy, Violet Way academy, Paulet High School and Burton & South Derbyshire College.

To access the site, use postcode DE15 9UA.

Deposit £1,260  
Unfurnished  
Council Tax: TBA  
Available 3rd June 2024





## Key Features

- Car Parking Space
- Modern kitchen worktops and units
- Fridge freezer
- Carpets up the stairs and in the bedrooms
- Private back garden
- Security alarm system
- Dishwasher
- Washing machine
- Wood-effect flooring in the kitchen

## Location

