

# Marley Way

Drakelow, Burton-on-Trent, DE15 9WQ

John  
German










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**Offers over £400,000**

Built by David Wilson Homes in 2023 is this stylishly appointed detached family home that combines contemporary design with spacious, practical living spaces with further enhancements and upgrades by the current owners.

John German 



The current sellers bought this home in 2023 from new and has 9 years remaining on the NHBC warranty. Since their purchase they have added fixtures and fittings that amount to over £30,000. The upgrades that the vendors have had completed really do make this house feel like a home with stylish and lavish finishes throughout. Upgrades include a top of the range kitchen with quartz worktops, splashbacks and quartz upstand and a boiling hot water tap. The sellers have also had high-quality flooring installed alongside built-in wardrobes in every bedroom. Excluding the bathroom and en suite windows, there are fitted Hillary venetian blinds to all windows.

Upon entering, you are greeted by a spacious hallway which allows access to all of the ground floor living accommodation. The dual aspect lounge is a generous size and is flooded with natural light, with patio doors leading to the rear garden.

The home also enjoys a separate reception room, which is currently used as a home office/study but alternatively could be used as a snug, playroom etc. Located next to the study is a conveniently located downstairs WC.

The heart of the home is the spacious open plan dining kitchen equipped with a stylish range of units complemented by quartz worktops above, an eye level electric oven and grill, gas hob with cooker hood above, integrated fridge freezer and integrated dishwasher. Patio doors lead to the rear garden and an internal door leads to the utility room having wall and base units, quartz worktop, sink and drainer, door leading to rear garden and plumbing for a washing machine.

Upstairs, the property boasts four well-proportioned bedrooms, all of which could fit a double bed and ample bedroom furniture. All bedrooms come with built-in wardrobes, which has been added by the sellers.

The pick of the four rooms is the master bedroom having double built-in wardrobes and access to its own modern fitted en suite with contemporary tiling and a suite comprising a walk-in shower enclosure, low level flush WC and wash hand basin.

The other three bedrooms then share a contemporary family bathroom fitted with a bath, walk-in shower enclosure, wash hand basin and low-level flush WC plus stylish tiled walls.

To the front is a charming garden and a pathway that leads to the front door. To the side is a generous sized driveway providing parking for multiple vehicles. You can access the detached garage to the side from the front via up and over doors. The garage has power and lighting throughout. The rear garden is a brilliant space to relax and entertain, being privately enclosed by a brick wall to the perimeter and mainly laid to lawn. There is ongoing building work on the site, however, the property will have an open outlook once the work is complete.

Situated in the sought-after village of Drakelow, Marley Way offers the perfect balance between tranquil countryside living and easy access to local amenities. Drakelow is well-connected to nearby towns such as Burton upon Trent, providing an array of shopping, dining, and leisure options. The area is also served by reputable schools, which include River View Primary and Nursery School, Paget High School, Rykneld Primary School and many more. With the scenic Derbyshire countryside on your doorstep, this property offers a blend of rural charm and modern convenience. Excellent transport links, including proximity to major road networks, make commuting straightforward.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

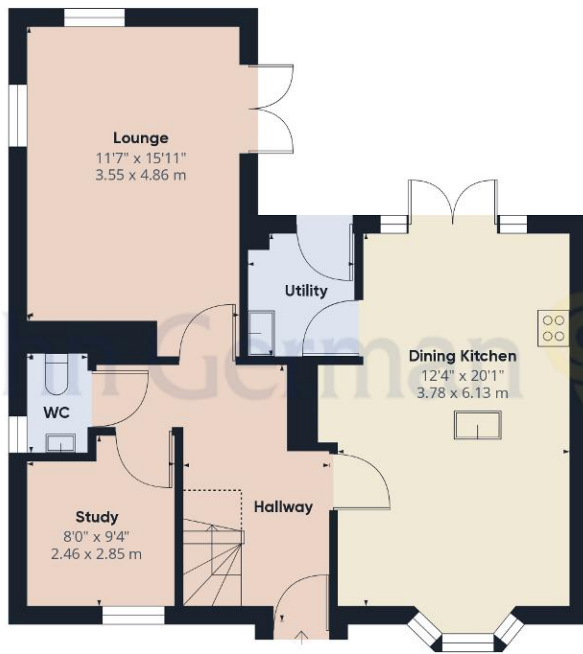
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG03092024









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1564.21 ft<sup>2</sup>

145.32 m<sup>2</sup>

**Reduced headroom**

9.47 ft<sup>2</sup>

0.88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

**GIRAFFE 360**



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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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