

Marley Way

Drakelow, Burton-on-Trent, DE15 9WQ

John German



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Offers over £350,000

Built by David Wilson Homes in 2023 is this stylishly appointed detached family home that combines contemporary design with spacious, practical living spaces, two reception rooms, master with dressing area & en suite together with further enhancements.

NO UPWARD CHAIN

This stunning home is built in 2023 and has the remaining NHBC warranty together with a very impressive upgraded interior that really does 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, island, quartz upstand and hot water tap, quality flooring installed, built-in wardrobes in every bedroom and Nest zoned heating. Excluding the bathroom and en suite windows, there are fitted Hilary's Venetian blinds to all windows. The garden has also been beautifully landscaped featuring porcelain tiles and artificial turf for easy maintenance.

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 that is flooded with natural light with patio doors leading to the rear garden. The home also enjoys a separate reception room, currently used as a home office/study but alternatively could be used as a snug, playroom etc. Adjacent to this is a 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. 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 and access to the detached garage that has power and lighting. The rear garden is a brilliant space to relax and entertain, being enclosed by a brick wall to the perimeter and recently landscaped to include porcelain tiles and artificial grass.

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. We understand there is an estate management fee.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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

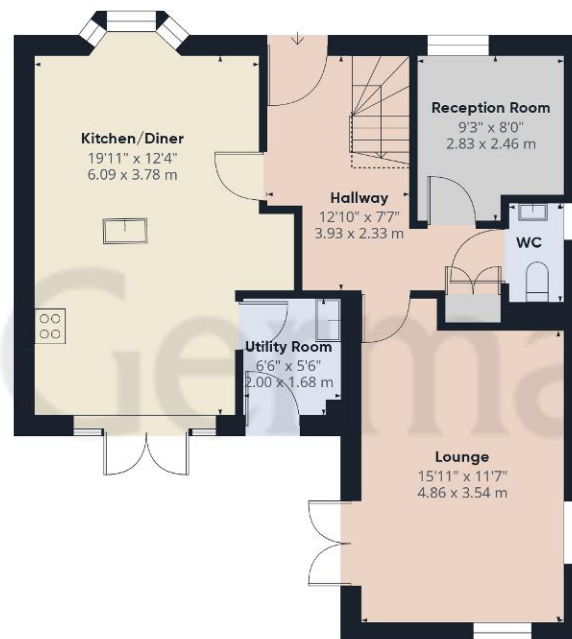
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12082025

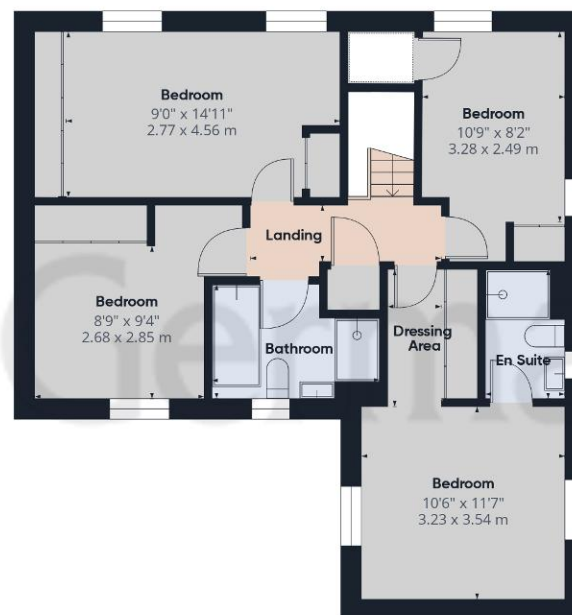
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1351 ft²

125.4 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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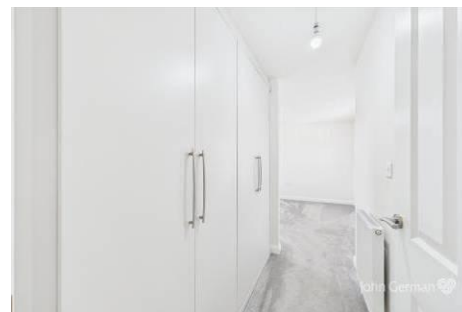
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None

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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