



Marley Way, Drakelow, Burton on Trent, DE15 9XB

£304,995

A Modern New Build Three Storey Residence located on the desirable "Drakelow Park Development" by David Wilson Homes. This Semi-Detached property provides spacious internal accommodation across three floors, tastefully decorated, and presented throughout to a high standard with new flooring throughout. The home opens with a front Reception Hallway, Guest Cloakroom fitted with a modern white suite offering WC and hand wash basin.

The Lounge is positioned to the front elevation with a useful under-stair storage cupboard, door to an inner hallway with stairs rising off to the first floor, and door to the stylish dining kitchen. The Open Plan Dining Kitchen is comprehensively fitted with a selection of white gloss base and eye level wall units, built-in appliances including fridge freezer, dishwasher, washer dryer, four ring gas hob with extractor hood above and oven. There is a concealed gas fired combination boiler, and French patio doors lead off the dining area onto the rear garden.

The first floor has Two Double Bedrooms, the larger on the rear aspect with option for built in wardrobes, a Fitted Family Bathroom offering a three-piece white bathroom suite with shower positioned above the bath, and glass shower screen.

The second floor is dedicated to the Master Bedroom Suite occupying both aspects with sky light windows across the rear, and En-suite Shower Room, fitted with a white suite comprising WC, hand wash basin and double shower enclosure.

Outside the home stands back from the road with a double width driveway and side gate to the enclosed garden with lawn and fenced boundaries.

We politely request viewings by appointment only.

The Accommodation

Hallway

Guest Cloakroom

Lounge

4.98m x 3.71m (16'4 x 12'2)

Kitchen Diner

4.72m x 3.18m (15'6 x 10'5)

First Floor

Bedroom Two

4.11m x 2.64m (13'6 x 8'8)

Bedroom Three

3.66m x 2.64m (12'0 x 8'8)

Bathroom

2.49m x 1.98m (8'2 x 6'6)

Second Floor

Bedroom One

6.68m x 4.72m (21'11 x 15'6)

En Suite

1.19m x 2.49m (3'11 x 8'2)

Double Driveway & Garden

NOTE

The Images & video content used are taken within the plot, or similar plot to provide a potential purchaser with an idea as to the internal finish. Please note internal kitchens, appliances, floor coverings and built-in items can vary from plot to plot, and specifics to each plot will be supplied by David Wilson Homes once a plot has been decided upon by an intending purchaser.

The agent is providing a property advertisement on behalf of the developer, the dimensions given are the maximum of each room and may differ from the actual plot being advertised, please check with the sales advisor in respect of individual plots. The floor plan provided is intended as a guide to the general layout, and should not be relied upon for its accuracy for each individual plot being sold. The EPC data for each plot will be supplied by the developer before exchange and completion of the purchase along with confirmation from the local authority as to the council tax banding, supplied within the sales pack information by the developer. The information displayed about this property comprises a property advertisement on behalf of David Wilson Homes. Nicholas Humphreys makes no warranty as to the accuracy or completeness of the

advertisement or any linked or associated information. The postcode displayed on the property information may relate to the site offices rather than the home displayed, the postcode is to be confirmed to you, by the developer before any mortgage/ finance application is made.





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.

Council Tax Band D Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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>

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

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