



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

£334,995

**** £15000 To Spend Your Way ** New Build Home Coming Soon ****

As you enter the property into the Reception Entrance Hall you first come to the Lounge on the front aspect, the Guest Cloakroom is set opposite and a useful below stairs storage cupboard, before entering the open plan living dining kitchen.

The open plan Living Dining Kitchen is the hub of the home and is guaranteed to impress, overlooking the accessible rear garden via French patio doors. The modern kitchen has a wide selection of fitted units, and a comprehensive range of in built-in appliances. The kitchen flows into the dining space with a useful utility cupboard for washing machine and tumble dryer (included on certain plots).

The first floor provides Four Family Bedrooms with a Master En-suite Shower Room. The Family Bathroom provides a three piece suite complete with bath, basin and WC. The interior accommodation comes complete with new floor coverings and optional upgrades on certain plots (additional costs applied)

Outside to the front is the driveway & side gate leads to the rear garden with lawn and fenced boundaries.

The Accommodation

Reception Hallway

Guest Cloakroom

2.18m x 0.89m (7'2 x 2'11)

Lounge

4.93m x 3.10m (16'2 x 10'2)

Living Kitchen Diner

5.36m x 4.29m (17'7 x 14'1)

First Floor

Bedroom One

3.78m x 2.79m (12'5 x 9'2)

En-suite Shower Room

1.96m x 1.78m (6'5 x 5'10)

Bedroom Two

3.58m x 2.79m (11'9 x 9'2)

Bedroom Three

2.74m x 2.06m (9'0 x 6'9)

Bedroom Four

2.74m x 2.16m (9'0 x 7'1)

Bathroom

2.16m x 1.68m (7'1 x 5'6)

Driveway & Gardens

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.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band E

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

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

Local Authority: South Derbyshire Borough Council

Useful Websites:

www.gov.uk/government/organisations/environment-agency

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the builder 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. 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.





Floorplans are offered as a guide to layout and display, used as a general indication of layout only, not to scale. The plan may differ to the property being advertised, and maybe a mirror image of the home being viewed. It does not form part of any contract or warranty.

Council Tax Band E 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		
(81-91) B		
(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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