



**Marley Way, Drakelow, Burton-On-Trent,  
DE15 9WQ**

**Offers Over £425,000**



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**Offers Over £425,000**

Occupying a superb position within the sought-after David Wilson Homes development in Drakelow, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation ideal for modern family living. Significantly enhanced by the current owners, the property combines stylish interiors with impressive outdoor entertaining space, creating a home ready to move straight into.

The accommodation includes a welcoming entrance hall, guest cloakroom, spacious bay-fronted lounge, separate study and an outstanding open plan living dining kitchen forming the true heart of the home. Upstairs, the property continues to impress with four well-proportioned double bedrooms, including a superb master bedroom with fitted wardrobes and a contemporary en-suite shower room, alongside a stylish family bathroom.

Externally, the property benefits from a landscaped rear garden designed for both relaxation and entertaining, complete with patio seating areas, shaped lawn and a modern covered outdoor entertaining space. A detached garage and generous driveway parking further enhance the practicality of this superb home.

Drakelow remains an increasingly desirable location thanks to its modern developments, excellent commuter links and easy access to nearby amenities, schools and countryside walks.

**Entrance Hall**

A bright and welcoming entrance hallway setting the



tone for the rest of the property, finished with tasteful décor, staircase rising to the first floor and useful understairs storage.

#### Open Plan Living Dining Kitchen

A standout feature of the property and undoubtedly the heart of the home, this impressive open-plan space has been thoughtfully designed for modern family living and entertaining. The kitchen is fitted with an attractive range of contemporary units alongside integrated appliances and generous worktop preparation areas.

The dining and living space enjoys French doors and surrounding glazing overlooking the beautifully landscaped rear garden, creating a bright and sociable environment ideal for both everyday living and hosting guests.

#### Lounge

A spacious bay-fronted reception room offering an excellent family living space with an abundance of natural light and ample room for a variety of furniture arrangements.

#### Study

A versatile additional reception room currently utilised as a home office, ideal for remote working, study or potential playroom space.

#### Guest Cloakroom

Fitted with a modern two-piece suite and complemented by contemporary tiling and practical storage space.

#### Utility Room

Positioned just off the kitchen, the utility room provides additional storage, appliance space and external access

to the garden.

#### First Floor

##### Landing

A spacious galleried landing providing access to all first-floor accommodation and loft space.

##### Master Bedroom

A superb principal bedroom enjoying lots of logistical space, fitted wardrobes and a stylish contemporary en-suite shower room, creating an ideal private retreat.

##### En-Suite

Beautifully presented and fitted with a modern shower enclosure, wash basin and WC.

##### Bedroom Two

A generous double bedroom positioned to the front of the property with plenty of natural light and space for freestanding furniture.

##### Bedroom Three

Another well-proportioned double bedroom overlooking the rear garden.

##### Bedroom Four

A versatile fourth double bedroom ideal for children, guests or additional workspace if required.

##### Family Bathroom

Finished to a high standard with a modern suite incorporating both a bath and separate shower, complemented by stylish tiling and contemporary fittings.

##### Outside

The property enjoys a beautifully landscaped rear





garden designed with both practicality and entertaining in mind. A combination of patio seating areas, shaped lawn, decking and established borders create an attractive outdoor environment, while the contemporary covered seating and pergola area provides a superb year-round entertaining space. To the side of the property, a driveway provides ample off-road parking and leads to the large detached garage.

#### Location

Drakelow continues to grow in popularity thanks to its attractive modern developments, convenient commuter links and excellent access to nearby amenities. Burton upon Trent, Swadlincote, the A38 and A444 are all within easy reach, while local schools, supermarkets, leisure facilities and scenic riverside walks further enhance the appeal of the area.

#### Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

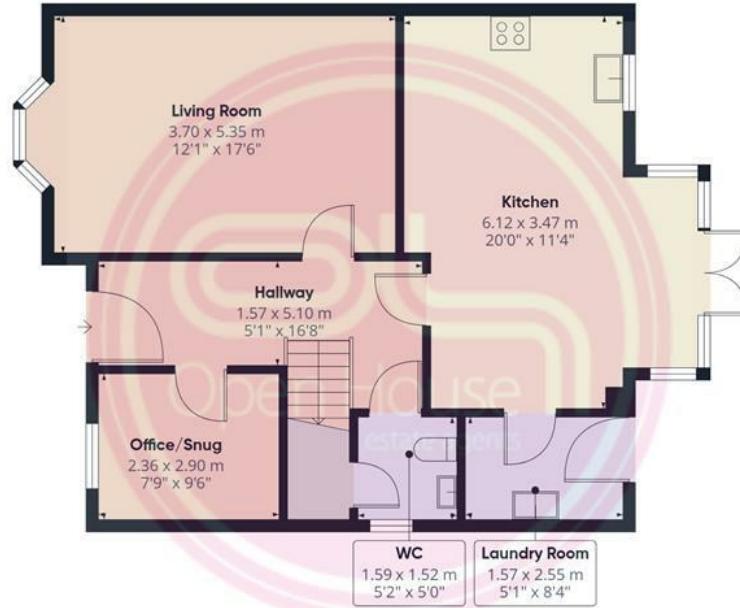
#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

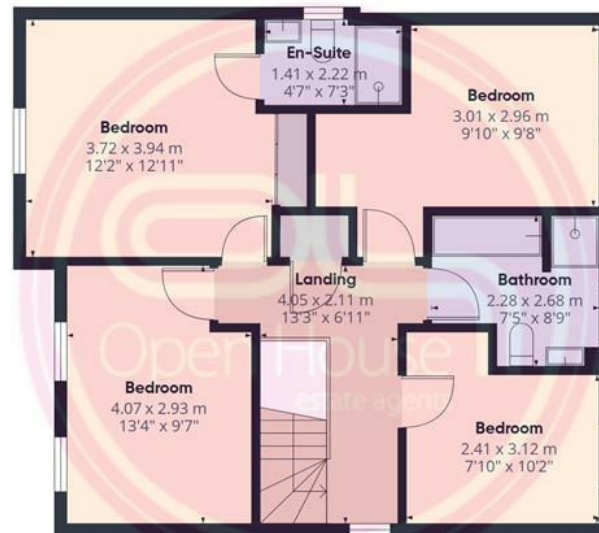








Floor 0



Floor 1



**GLA<sup>(1)</sup>**  
146.66 m<sup>2</sup>  
1578.64 ft<sup>2</sup>

**Total**  
146.66 m<sup>2</sup>  
1578.64 ft<sup>2</sup>

(1) Finished, above grade


Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

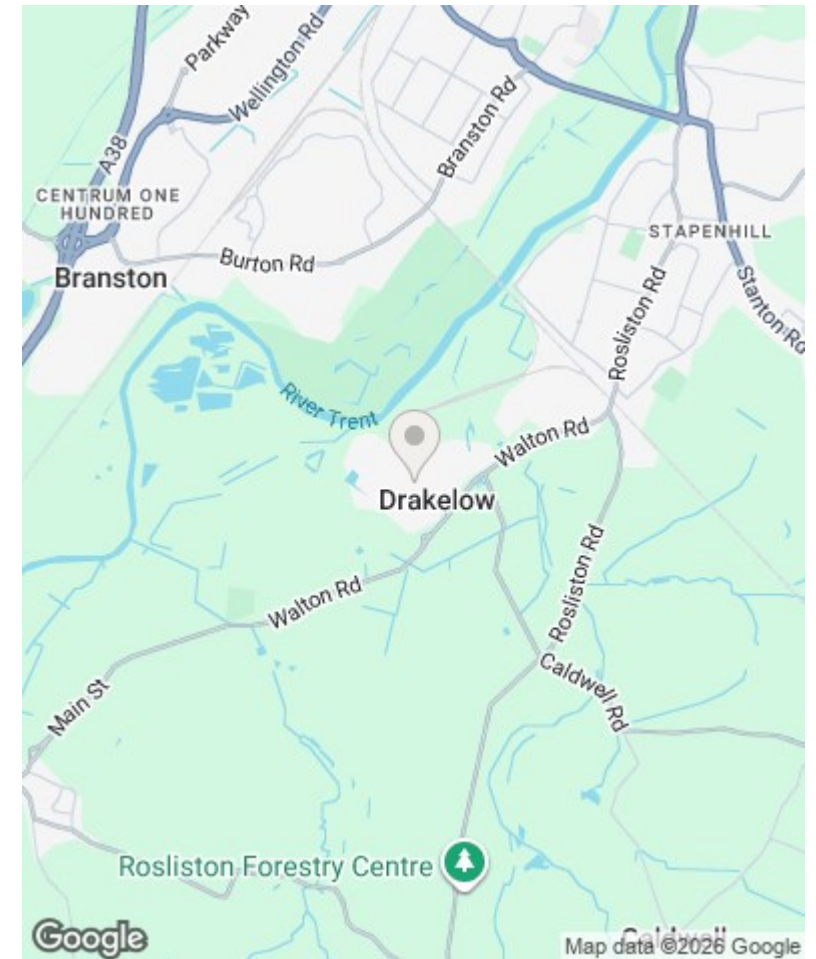
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Beautifully Presented Four Bedroom Detached Family Home
- Located Within The Popular David Wilson Homes Development In Drakelow
- Four Generous Double Bedrooms
- Spacious Master Bedroom With Contemporary En-Suite
- Stunning Open Plan Living Dining Kitchen
- Separate Bay-Fronted Lounge
- Dedicated Home Office / Study
- Landscaped Rear Garden With Contemporary Outdoor Entertaining Area
- Large Detached Garage And Driveway Parking
- Excellent Access To Burton Upon Trent, Swadlincote, A38 And A444



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