



Marley Way, Drakelow,
Burton-on-Trent



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£440,000



Key Features

- Beautifully Presented Modern Detached Home
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Large Detached Garage
- Beautifully Landscaped Garden With Outside Pod
- Fabulous Open Plan Living Dining Kitchen
- EPC rating B
- Freehold





Situated upon this modern high end development this beautifully presented, four double bedrooed de3tached family home has been significantly up-graded by the current owners and a recommended internal inspection will not fail to disappoint. In brief the accommodation comprises: - light and airy entrance hall, guest cloak room with storage off, bay windowed lounge, separate study, open plan living dining kitchen and utility. On the first floor a galleried landing leads to the master bedroom with en-suite shower room, three further double bedrooms and a modern well equipped bathroom. Outside a double width driveway provides parking for numerous vehicles and leads to a large detached garage, there is a landscaped fore garden and to the rear is a delightful garden which has been up-graded by the current owners and includes a large patio, decking areas, shaped lawns and a covered seating area with a modern contemporary gazebo.

Accommodation In Detail

Half obscure double glazed composite entrance door leading to:

Entrance Hall 1.55m x 5.13m (5'1" x 16'10")

having staircase rising to first floor with oak rails, one central heating radiator, fitted smoke alarm and thermostatic control for central heating.

Guest Cloak Room 1.54m x 1.5m (5'1" x 4'11")

having low level wc, pedestal wash basin, half tiling complement to walls, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling and large useful understairs storage cupboard.

Front Sitting Room

having two central heating radiators and Upvc double glazed bay window to front elevation.

Study 2.33m x 2.9m (7'7" x 9'6")

having Upvc double glazed sash style window and one central heating radiator.

Open Plan Living Dining Kitchen

featuring:

Kitchen Area

having a wonderful array of mocha coloured base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, AEG appliances including induction hob, double oven, dishwasher and fridge/freezer, stainless steel extractor canopy, concealed under unit lighting and low intensity spotlights to ceiling.

Dining Area

having low intensity spotlights to ceiling, two central heating radiators and Upvc double glazed French doors with double glazed lights to either side opening out to the delightful rear garden.

Utility 1.56m x 2.53m (5'1" x 8'4")

having half double glazed door to rear elevation, range of mocha coloured base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, low intensity spotlights to ceiling and fitted Ideal Logic condensing gas fired central heating boiler and fitted extractor vent.



On The First Floor

Galleried Landing

having Upvc double glazed window to side elevation, one central heating radiator, access to loft space, fitted smoke alarm and airing cupboard incorporating lagged hot water cylinder.

Master Bedroom 3.68m x 3.9m (12'1" x 12'10")

having Upvc double glazed sash style window to front elevation, two banks of built-in triple wardrobes, one central heating radiator and thermostatic control for central heating.

En-Suite

having over-sized shower enclosure with glass and chrome sliding doors, low level wc, pedestal wash basin, obscure Upvc double glazed window to side elevation, fitted shaver point, fitted extractor vent and low intensity spotlights to ceiling.

Bedroom Two

having twin Upvc double glazed sash style windows to front elevation and one central heating radiator.

Bedroom Three

having Upvc double glazed sash style window to rear elevation and one central heating radiator.

Bedroom Four 4.05m x 2.9m (13'4" x 9'6")

having twin Upvc double glazed windows to front elevation and one central heating radiator.

Impressive Bathroom

having fabulous suite comprising side-fill panelled bath, shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, fitted extractor vent, low intensity spotlights to ceiling and heated ladder towel radiator.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

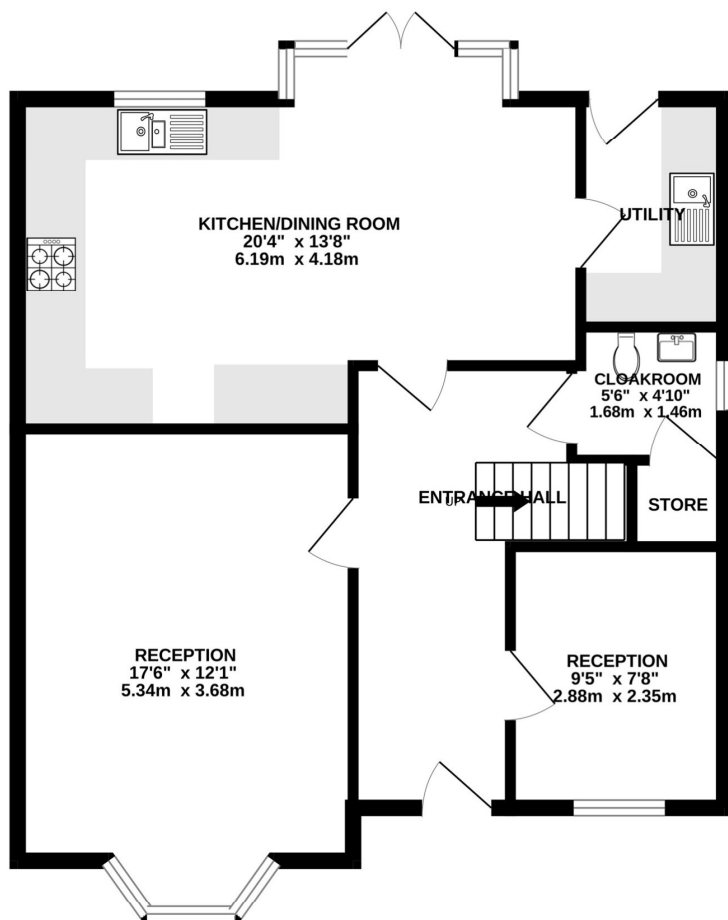
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

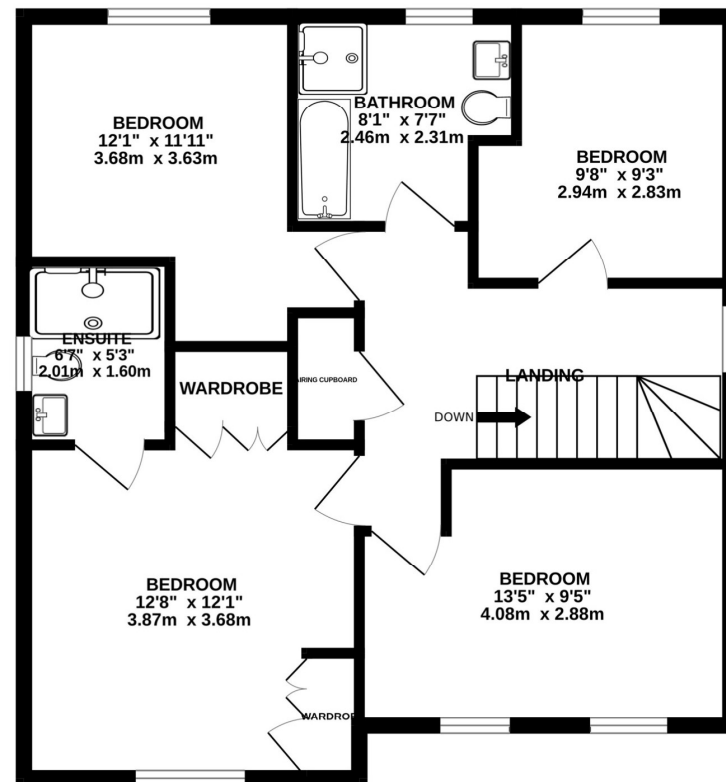
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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