

Marley Way

Drakelow, Burton-on-Trent, DE15 9WQ

John
German



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£265,000

Recently built semi-detached home with a superb open-plan kitchen, dining and living area featuring skylights, bright lounge, three bedrooms, well-appointed bathroom, driveway and attractive garden, situated on a sought-after modern development.

John German 

Welcome to this superb modern semi-detached, a beautifully presented home ready to move into and situated on a popular development with a new primary school due to open in September 2026. The house was built in 2022 and offers an energy efficient home with an EPC 'B' grade.

The property is positioned on a lovely plot with a long drive to the side and an attractive rear garden featuring a paved terrace ideal for garden furniture, shaped lawns and raised sleeper style planting beds.

The hall provides a spacious entrance with stairs and doors leading off. To the left is the guest WC and to the right, the stylish lounge offers a light room ideal to relax in. The highlight of this home is the amazing open plan kitchen/dining/living space positioned across the rear, with three skylight lights making this a stunning bright room with French doors out to the garden. There is space for a dining table and sofa, a stylish modern radiator and spotlights adding to the modern look. The kitchen area is a well appointed featuring a range of units with work surfaces incorporating a breakfast bar, and built-in appliances including a hob, double oven and fridge/freezer. There is also a very useful double width utility cupboard with space for a washing machine and tumble dryer, plus some extra storage.

The landing has doors off to three bedrooms - two doubles and a single, and the family bathroom which features a modern suite with both a bath and a separate shower.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Agents notes: We understand there is an estate management fee.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

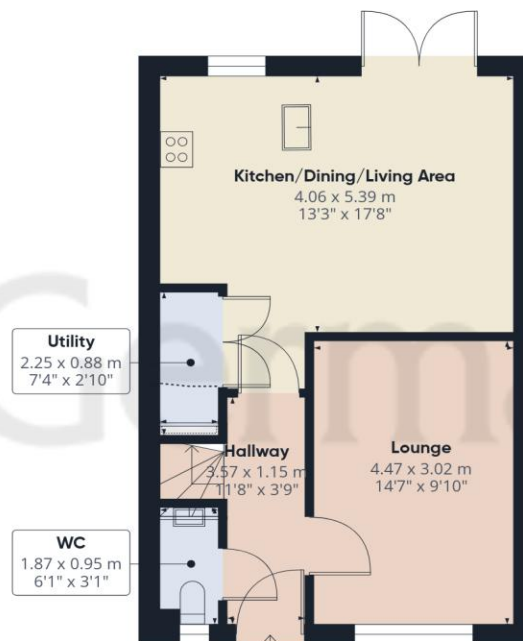
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01072026

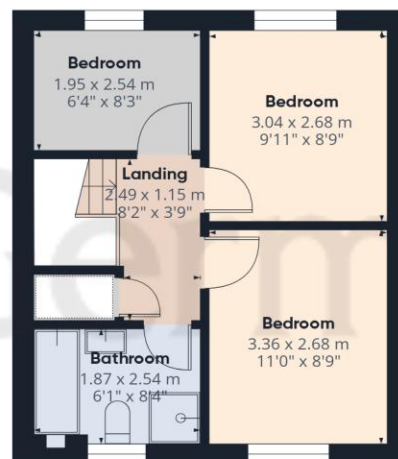
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

75.2 m²

809 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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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 of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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