

Marley Way, Drakelow, Derbyshire, DE15 9WQ  
**Asking Price £535,000**





This impressive five-bedroom detached home was constructed in December 2023 by David Wilson Homes on a sought-after new development in Drakelow. Offering a generous 2,300 sq. ft. of modern accommodation, the property is presented to an excellent standard and still benefits from a NHBC warranty. Energy efficient with an EPC rating of B, the property combines contemporary open-plan living with multiple reception rooms, five double bedrooms, and stunning landscaped gardens, making it a superb family residence.



## Accommodation

### Ground Floor

The property is entered via a welcoming hallway with stairs rising to the first floor and access to a ground floor cloakroom. To the front, the spacious living room features dual windows allowing for excellent natural light. A separate study provides a versatile room ideal for home working or quiet retreat currently used as a pantry / storage. The rear of the home is designed with family living in mind, offering a large open-plan kitchen, dining, and living area with French doors leading out to the garden. The kitchen is fitted with a range of high-quality units, integrated appliances, ample preparation space, and room for a dining table and seating area. A separate dining room. (Currently fitted out as a gym) also features French doors to the garden, while a useful utility room with external access completes the ground floor accommodation.

### First Floor

The first floor has a spacious landing with doors leading to three double bedrooms. The master suite offers generous proportions, fitted wardrobes, and a walk-in dressing area leading to a private en-suite bathroom. A further double bedroom is served by a modern family bathroom fitted with a four-piece suite including both a bath and separate shower.

### Second Floor

The second floor provides two substantial double bedrooms, each benefiting from dormer and Velux windows, offering an abundance of natural light. These bedrooms are served by a modern Jack and Jill bathroom complete with both bath and shower,



creating ideal accommodation for older children, extended family, or guests.

### Outside

The property is set back behind a landscaped front garden with a pathway leading to the front entrance door. A generous driveway to the side provides ample off-street parking and access to a detached double garage. The rear garden has been landscaped for low maintenance, featuring a large patio area, lawn with artificial grass, and further space for outdoor seating and entertaining.

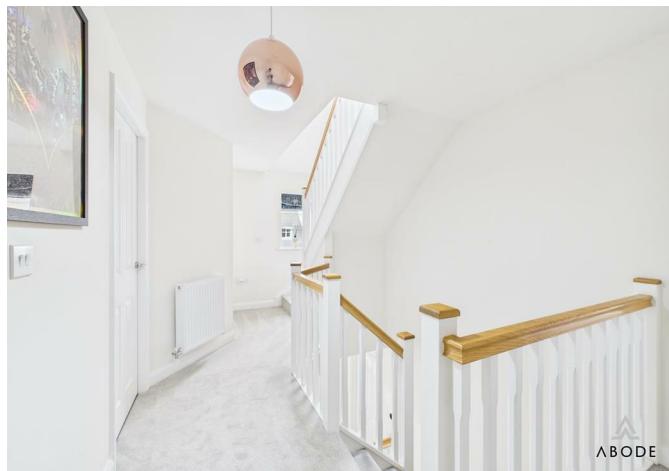


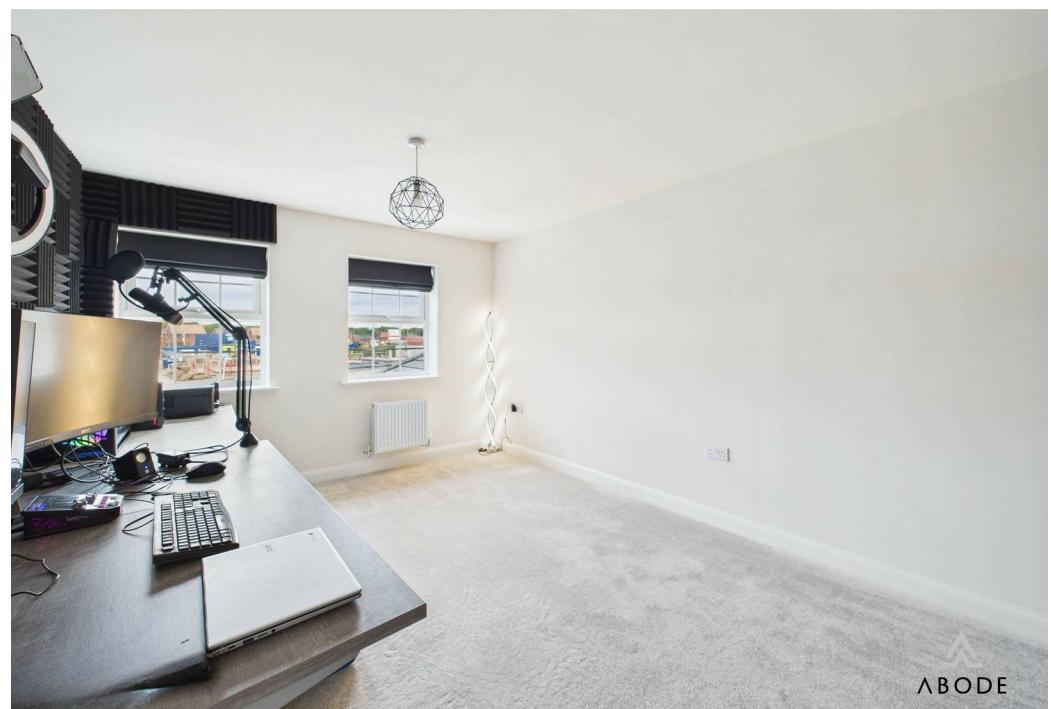
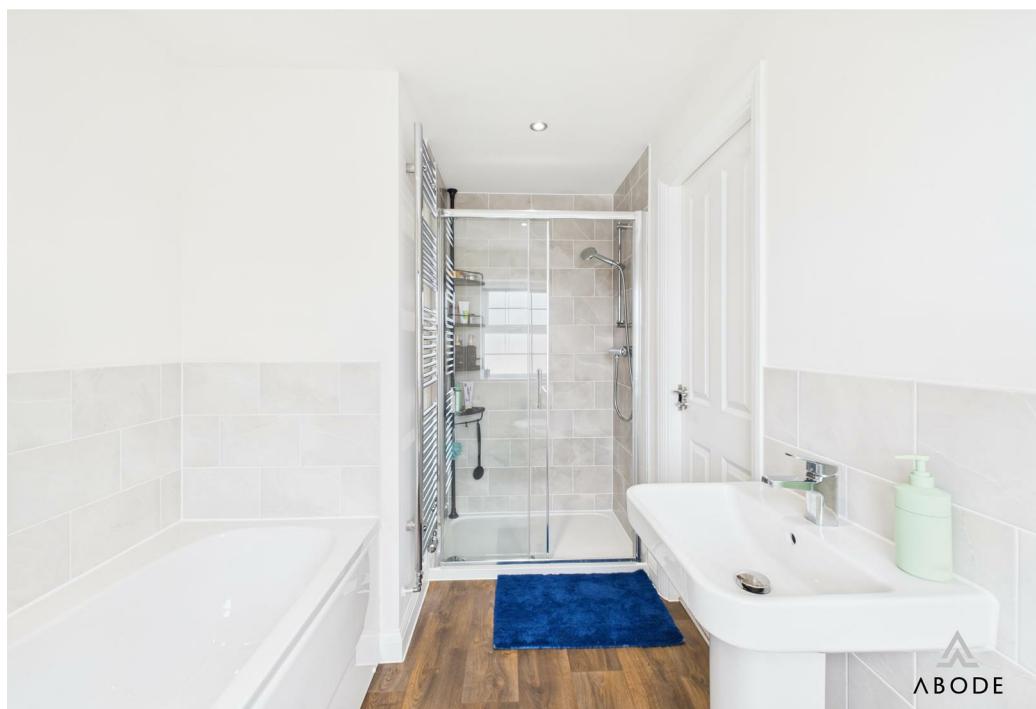




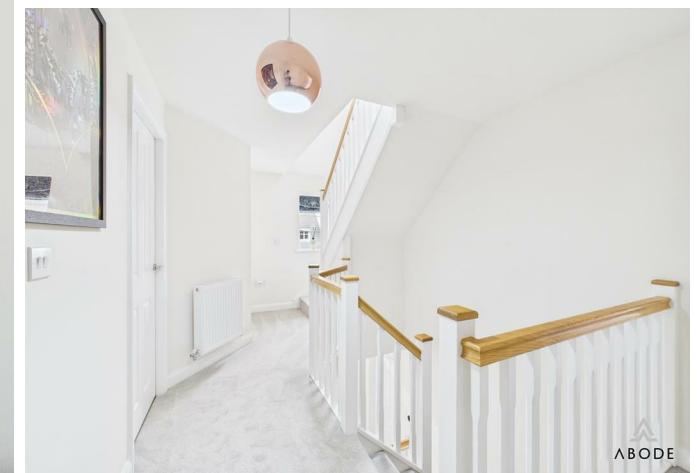
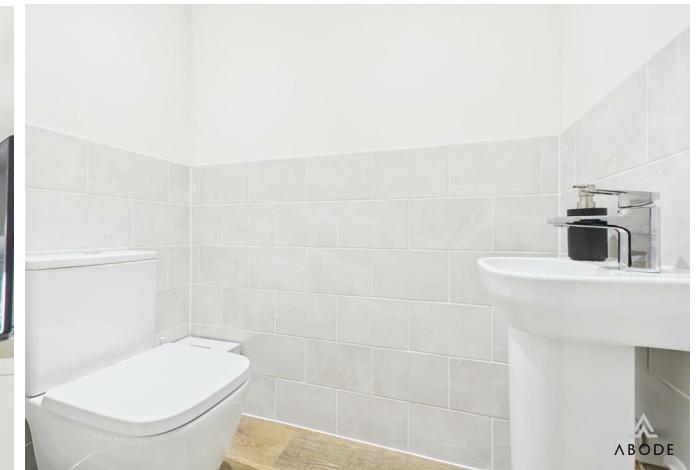
#### Location

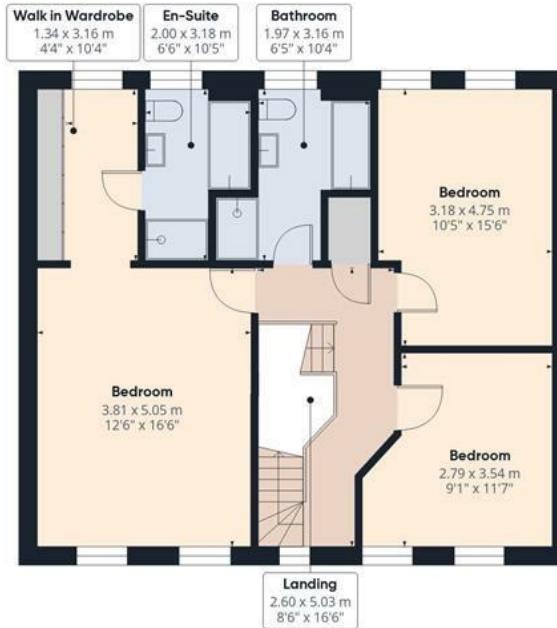
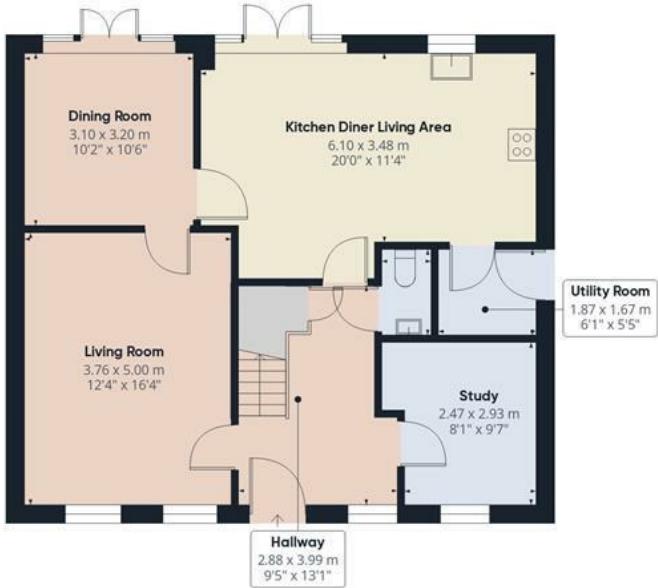
Drakelow is a well-connected location close to Burton-on-Trent, offering a blend of modern development with easy access to amenities. Local shops, supermarkets, and restaurants are readily available, along with well-regarded primary and secondary schools in the surrounding area. For commuters, the property provides convenient road links to Derby, Lichfield, and the A38 and A50 corridors. Burton-on-Trent railway station offers regular services to Birmingham and beyond, while nearby countryside walks and open spaces make the area appealing for families seeking both convenience and lifestyle.









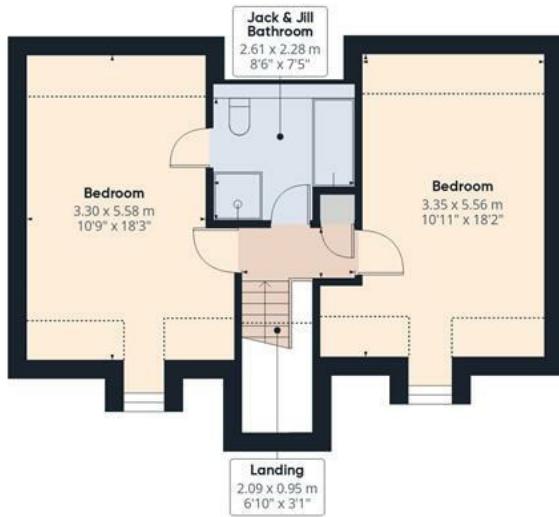


**Approximate total area<sup>(1)</sup>**

194.9 m<sup>2</sup>  
2099 ft<sup>2</sup>

**Reduced headroom**

9.2 m<sup>2</sup>  
99 ft<sup>2</sup>



**Floor 2**

(1) Excluding balconies and terraces

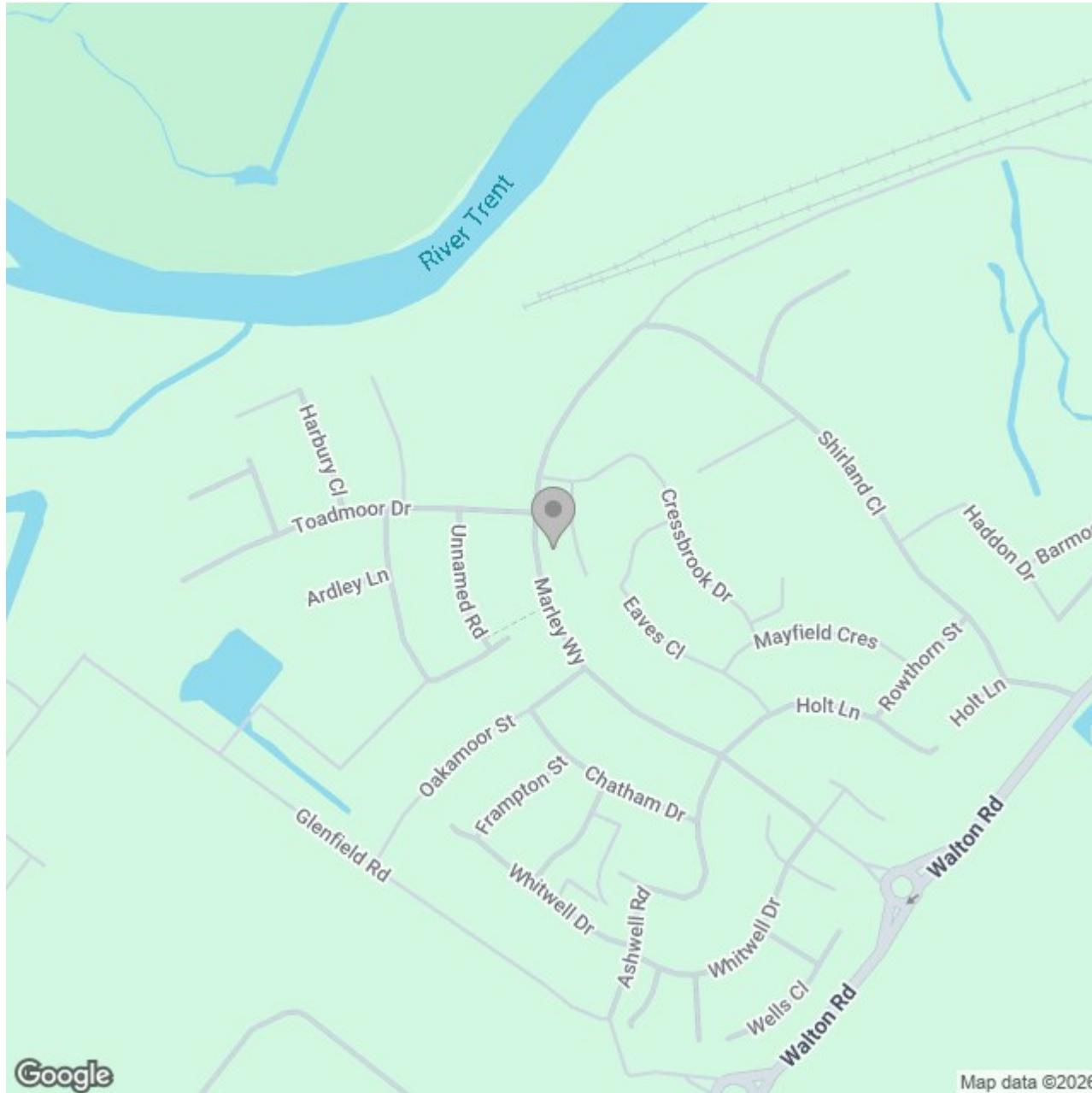
Reduced headroom

..... 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.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	