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

Nicholas Humphreys

Asking Price £399,995

A beautifully presented and generously proportioned four-bedroom detached family home, situated within the popular Drakelow development. Highlights include a spacious lounge with bay window, impressive open-plan living dining kitchen with central island and French doors, separate utility, guest cloakroom, master bedroom with en-suite and a four-piece family bathroom.

Outside, the property benefits from a widened driveway providing ample parking, integral garage with EV charging point and a beautifully landscaped rear garden. Ideally positioned for access to Burton-on-Trent, Derby and Lichfield via the A38. Internal viewing highly recommended.

The Accommodation

A beautifully presented and generously proportioned four-bedroom detached family home, occupying an attractive position within the popular Drakelow development. Set back from the road behind a widened driveway providing ample off-road parking for several vehicles, the property offers spacious and versatile accommodation, with a particular highlight being the impressive open-plan living, dining kitchen overlooking the landscaped rear garden.

The property is approached via a front lawned garden and an open entrance porch, with a double-glazed entrance door opening into a welcoming reception hallway. The hallway has a staircase rising to the first-floor accommodation, radiator and doors leading off to the principal ground-floor rooms. A useful guest cloakroom is fitted with a white suite comprising WC and hand wash basin, with radiator, partial wall tiling and a built-in coats cupboard.

The main living room is positioned to the front aspect of the home and provides a comfortable and spacious reception room. A polished stone fireplace with inset electric fire creates an attractive focal point, complemented by a UPVC double-glazed bay window to the front elevation and an additional window to the side aspect, allowing an abundance of natural light into the room. There are double radiators together with a useful below-stairs storage cupboard.

A particular highlight of the home is the impressive open-plan living, dining kitchen, providing a superb space for both everyday family living and entertaining. The generously proportioned dining and living area offers ample space for a formal dining table and chairs together with additional soft furnishings. The kitchen itself is comprehensively fitted with a selection of contemporary gloss-fronted units complemented by sparkling white quartz preparation work surfaces, incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap, built-in dishwasher, AEG induction hob with extractor fan above, concealed fridge freezer and built-in double oven. A central island provides additional fitted drawers beneath together with a breakfast bar, finished with a matching work surface. Double-glazed French patio doors open directly onto the landscaped rear garden, while a double radiator completes the room.

Leading off the kitchen is a separate utility room providing further appliance space for a washing machine and tumble dryer, preparation work surfaces and a continuation of the gloss-fronted units with matching eye-level wall cupboards. A fitted cupboard houses the gas central heating boiler, while the room also benefits from a radiator, inset ceiling spotlights and a double-glazed entrance door providing access to the rear garden. The ground floor also benefits from additional electrical sockets and HDMI cabling.

To the first floor, a spacious semi-galleried landing with attractive oak balustrade provides access to the loft space and an airing cupboard housing the hot water cylinder.

The master bedroom is positioned to the front aspect and benefits from dual-aspect UPVC double-glazed windows, allowing plenty of natural light, together with a selection of fitted wardrobes with mirrored doors and a double radiator. A door leads through to the en-suite shower room, fitted with a white suite comprising WC, pedestal hand wash basin and double walk-in shower enclosure, complemented by partial wall tiling, heated towel rail, shaver point and UPVC double-glazed window.

The property offers three further generously proportioned bedrooms. The second double bedroom benefits from built-in double wardrobes, radiator and UPVC double-glazed window, while the third double bedroom is positioned to the rear aspect and also incorporates built-in wardrobes and radiator. The fourth bedroom is again particularly generous in size, making the accommodation ideally suited to the needs of a growing family.

Centrally positioned is the family bathroom, fitted with a four-piece white suite comprising WC, pedestal hand wash basin, panelled bath and separate double walk-in shower enclosure. Further features include a heated towel rail, extractor fan and UPVC double-glazed window.

Outside, the property is set back from the road behind a widened driveway providing off-road parking for several vehicles, together with a lawned front garden and access to the integral garage, which provides additional parking and useful storage. An external electric vehicle charging point is also provided.

Gated side access leads to the established and beautifully landscaped rear garden, where an attractive light grey paved patio provides an ideal area for outdoor seating and entertaining. Beyond lies a shaped lawn surrounded by established flower beds and borders, with fenced boundaries providing a good degree of enclosure and a useful garden shed. There is double external power sockets and an extensive lighting system, twelve garden lights and three fence-mounted wall lights are connected by armoured cabling and can be operated by smartphone. The property also benefits from three approach lights, CCTV and a Ring doorbell.

Drakelow is a popular residential development conveniently positioned for access to a range of local amenities and excellent road links. The A38 provides straightforward commuter access towards Burton-on-Trent, Derby and Lichfield, making the property particularly well placed for families and commuters alike.

A superb family home offering generous four-bedroom accommodation, an impressive open-plan living kitchen, landscaped gardens, ample parking, integral garage and electric vehicle charging point. Internal viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

All viewings strictly by appointment only.

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Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: E
Local Authority: South Derbyshire Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

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Draft details awaiting vendor approval and subject to change

Prosecco
5KG
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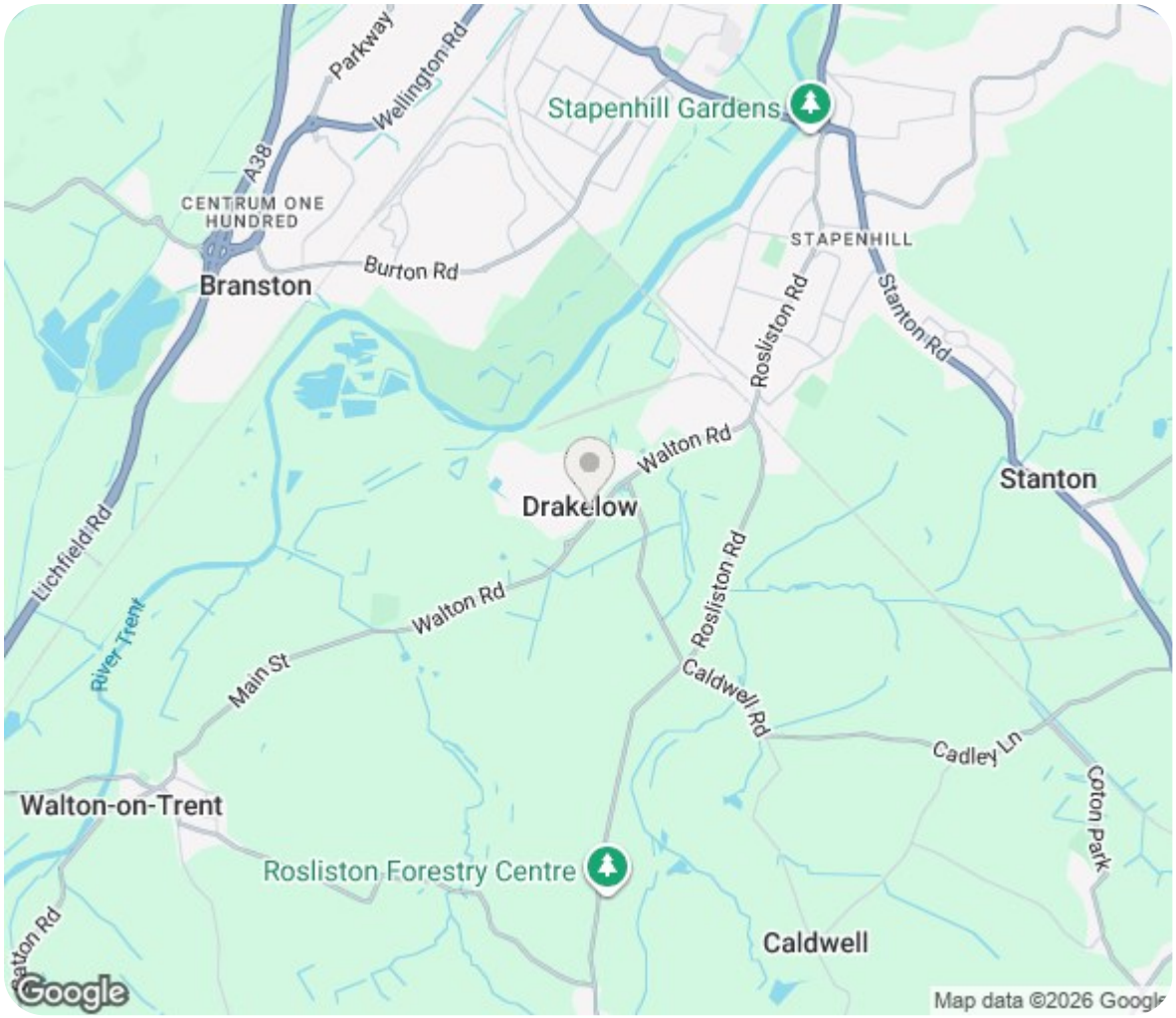
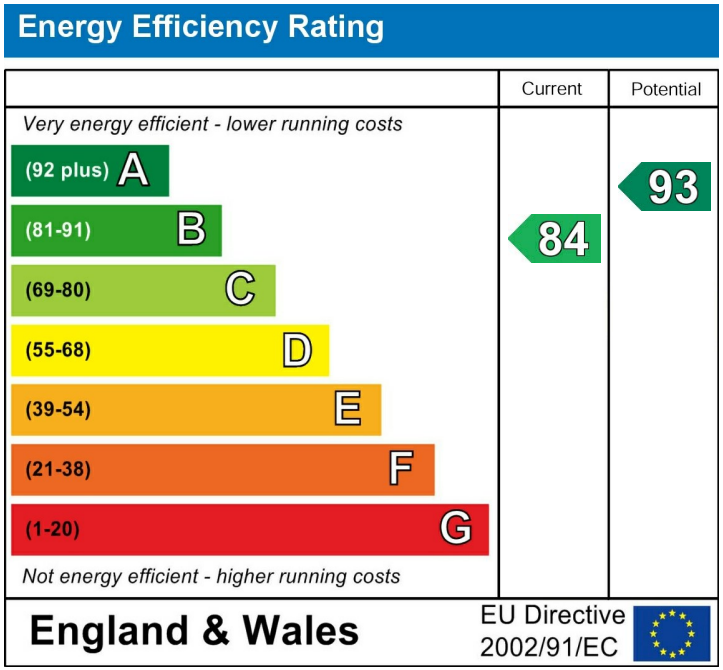
Floor 0

Floor 1





Council Tax Band E **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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