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SALES & LETTINGS

Marley Way, Drakelow, DE15 9WQ

Asking Price £365,000

https://www.abodemidlands.co.uk

OFFERED FOR SALE WITH NO UPWARDS CHAIN A Meriden by David Wilson, with premium flooring and upgraded kitchen and bathrooms. Electric car charger and full stocked sunny rear garden. Included in the sale fitted window blinds. Occupying an attractive position within a popular development, this beautifully presented four large double bedrooms detached family home combines generous living accommodation with a superb layout designed for modern family life. Offering a spacious bay-fronted living room, an impressive open-plan kitchen diner stretching across the rear of the property, four genuine double bedrooms and a landscaped rear garden, this is a home perfectly suited to growing families seeking both space and style.

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Accommodation

The property is entered via a welcoming entrance hallway with staircase rising to the first floor and doors leading to the principal ground floor accommodation.

Positioned to the front of the home is a generous bay-fronted living room, offering an elegant yet comfortable reception space with plenty of natural light, ideal for relaxing or entertaining guests.

Spanning the full width of the rear of the property is a superb open-plan kitchen diner, fitted with a comprehensive range of modern wall and base units incorporating integrated appliances, extensive work surfaces and ample space for both dining and everyday family living. French doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor spaces during the warmer months.

Leading from the kitchen is a practical utility room providing additional storage, appliance space and its own external access to the side of the property, whilst a contemporary guest cloakroom completes the ground floor accommodation.

To the first floor, a spacious landing gives access to four well-proportioned double bedrooms and the family bathroom.

The principal bedroom enjoys fitted wardrobes together with the benefit of a modern en-suite shower room.

Bedrooms two and three are both excellent double rooms, whilst bedroom four is also a comfortable double, making the property ideal for families requiring flexible bedroom accommodation or those working from home.

Serving the remaining bedrooms is a stylish family bathroom, fitted with a contemporary suite comprising a corner bath, separate shower enclosure, wash hand basin and WC.

Outside

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To the front of the property is a generous block edged driveway providing off-road parking and giving access to the integral garage having EV charger, with a lawned frontage and established planting creating an attractive first impression.

The enclosed rear garden has been thoughtfully landscaped to provide an excellent balance of lawn and patio, offering plenty of space for children to play, outdoor dining and entertaining, all enclosed by timber fencing for privacy.

The Location

Marley Way forms part of a modern residential community positioned on the edge of Burton upon Trent. The location offers excellent access to the A38, making commuting towards Derby, Birmingham and Lichfield particularly convenient, whilst nearby Burton town centre provides an extensive range of shopping, leisure and everyday amenities. The area is well served by countryside walks, reputable schools and local transport links, making it an increasingly popular choice for families looking to enjoy modern living in a well-connected setting.

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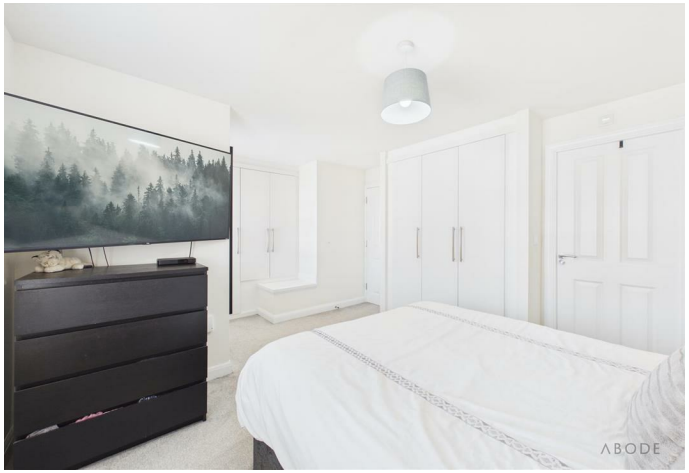
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LIGHTS OFF
CANDLES ON

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ANDY'S MAN CLU
#ITSOKAYTOTALK
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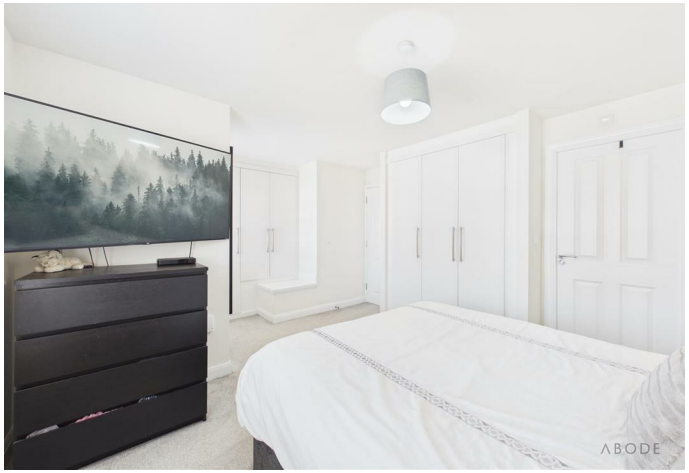
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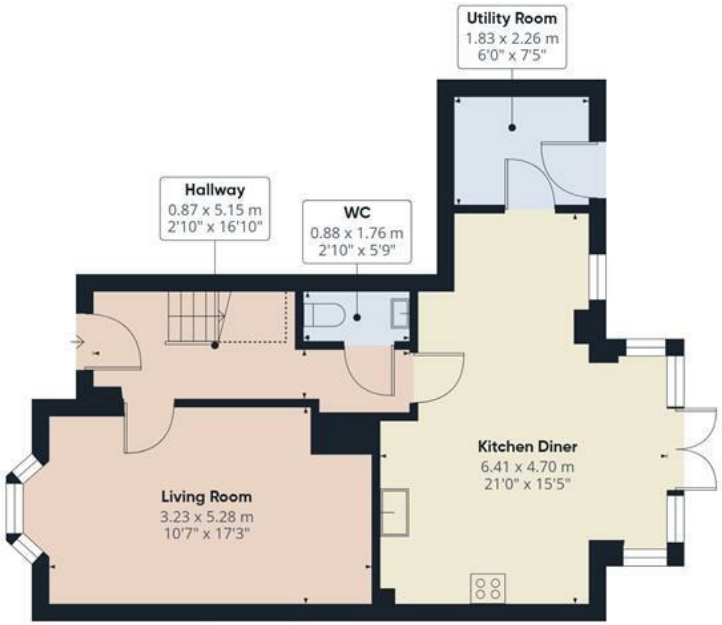
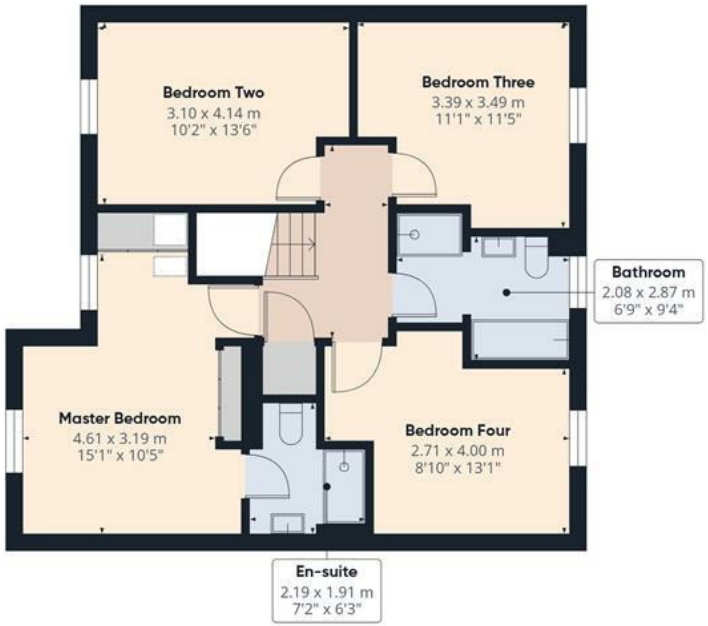


Floor 0



Floor 1

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Approximate total area(1)

116.4 m²

1250 ft²

Reduced headroom

1.3 m²

13 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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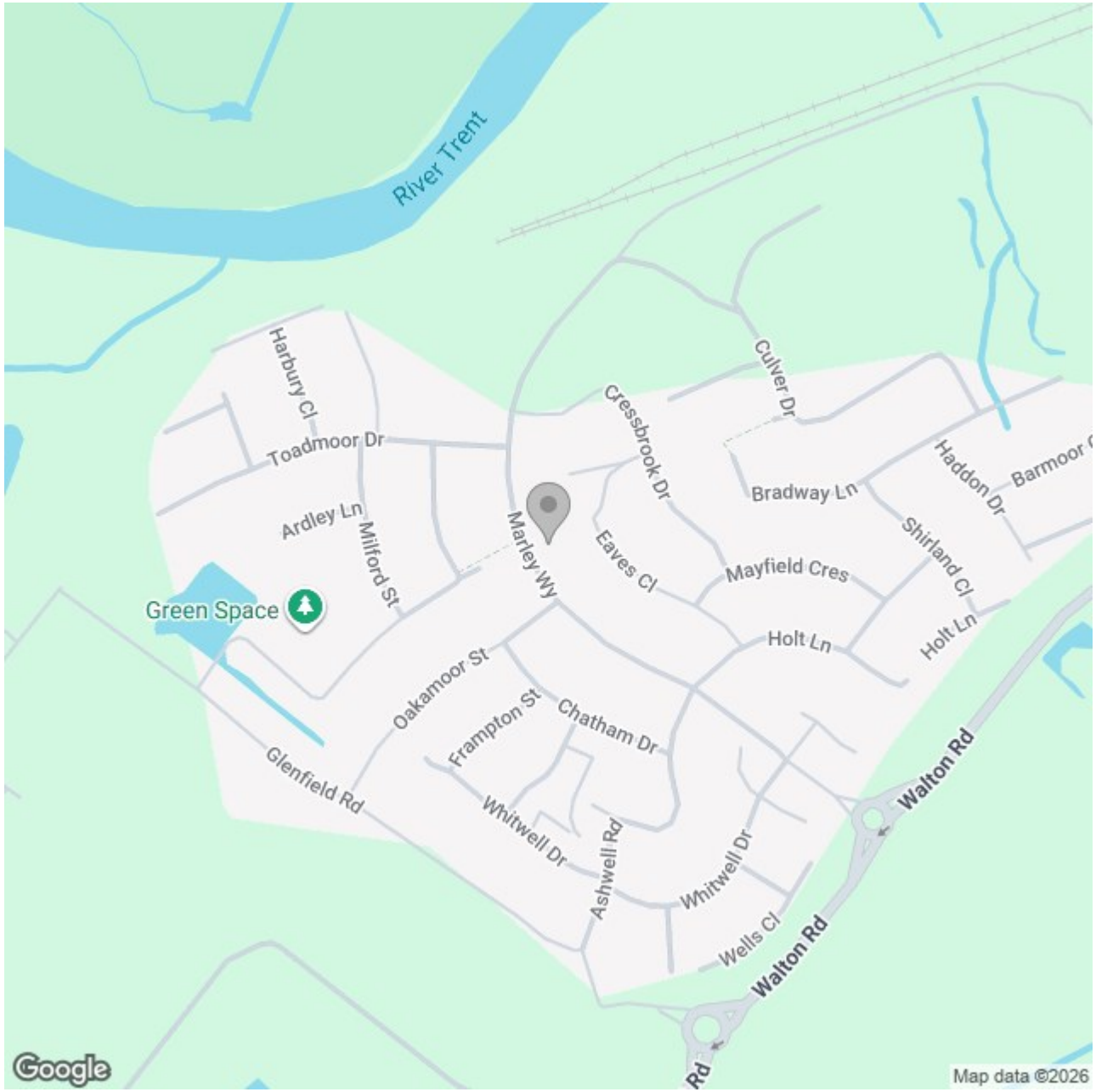

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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