







An impressive four-bedroom detached home offering modern living with a touch of elegance. Built in February 2024 and covered by an NHBC warranty valid until 2034, the property has been thoughtfully enhanced by the current owners, including £30,000 in luxurious upgrades. Features include a premium kitchen with quartz worktops, a boiling water tap, and built-in wardrobes in all bedrooms. Stylish Hillary Venetian blinds adorn the windows, adding to the home's sophistication. With spacious accommodation, contemporary bathrooms, and a beautifully landscaped garden, this property offers a perfect blend of style and practicality. On completion of the development, the home will enjoy an open aspect to the front. Viewing is highly recommended strictly via appointment only.





## Accommodation

The ground floor welcomes you with a spacious hallway that provides access to all the main living areas. The dual-aspect lounge is filled with natural light and offers French doors that lead directly to the rear garden, creating a wonderful space for relaxation or entertaining. A separate reception room, currently utilised as a study, provides versatile options for use as a playroom, snug, or additional sitting room. The centrepiece of the home is the stunning open-plan dining kitchen, fitted with high-quality quartz worktops, a boiling water tap, an eye-level electric oven, a gas hob, and integrated appliances, including a fridge-freezer and dishwasher. The adjacent utility room offers extra storage, a matching quartz worktop, integrated washing machine, and direct access to the garden. A conveniently located WC completes the ground floor.

The first floor comprises four spacious double bedrooms, each featuring built-in wardrobes upgraded by the current owners. The master bedroom is a standout with its dual built-in wardrobes and an en suite, which includes a walk-in shower, a wash hand basin, and a low-level WC finished with modern tiling. The remaining bedrooms are served by a beautifully designed family bathroom, which boasts both a bathtub and a walk-in shower enclosure, alongside sleek tiled walls and flooring.

## Outside

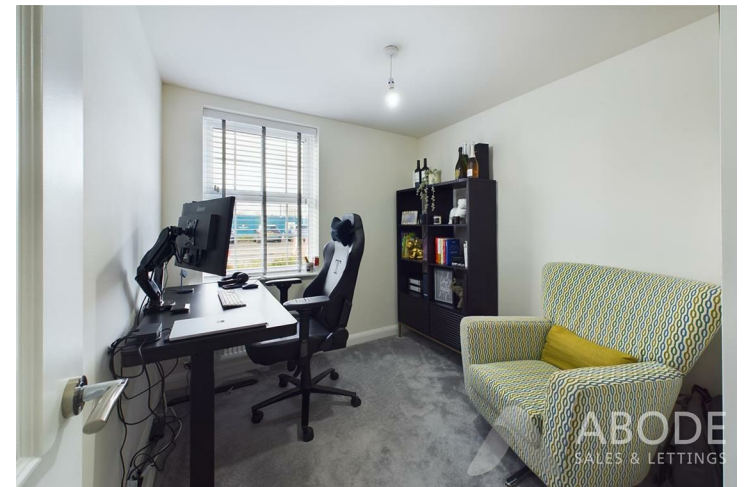
The exterior of the property is equally appealing, with a well-maintained front garden and a side



driveway providing ample off-road parking, leading to a detached garage equipped with power and lighting. The rear garden is an inviting, private space enclosed by a brick wall, predominantly laid to lawn and perfect for entertaining or unwinding outdoors. Once the development is completed, the property will enjoy an open aspect to the front, further enhancing its charm and desirability.

## Location

Located in the desirable village of Drakelow, Marley Way





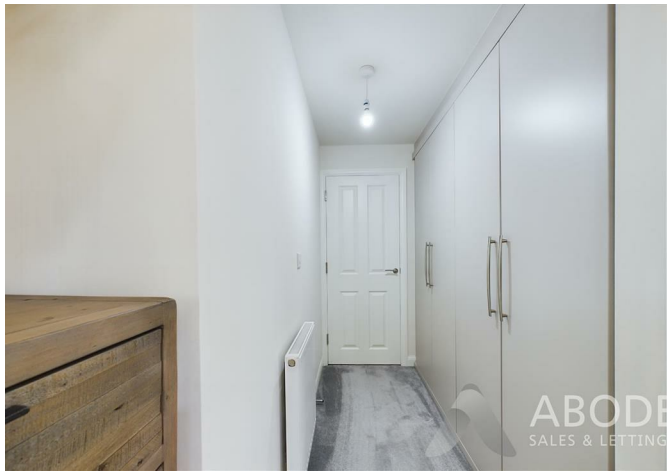




strikes an ideal balance between peaceful countryside living and convenient access to local amenities. The village enjoys excellent connections to nearby Burton upon Trent, offering a wide range of shopping, dining, and leisure facilities. Families are well-catered for with a selection of reputable schools, including River View Primary and Nursery School, Paget High School, and Rykneld Primary School. Surrounded by the scenic Derbyshire countryside, the area combines rural charm with modern convenience. With strong transport links and close proximity to major road networks, commuting to nearby towns and cities is both easy and efficient.



















## Energy Efficiency Rating

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