



Dalebrook Road, Burton-On-Trent, DE15 0AE

Nicholas  
Humphreys

£250,000

**\*\* Detached Bungalow \*\* Three Bedrooms \*\* Delightful Garden Plot \*\* Conservatory \*\***

A three-bedroom detached bungalow enjoying an elevated position on Dalebrook Road in Winhill with impressive views across Burton and the Washlands.

The property offers a spacious lounge on the rear aspect leading to a conservatory, fitted kitchen with built-in appliances, three bedrooms and a four-piece bathroom suite. Set back from the road with driveway parking, carport and detached garage, the home also benefits from an extensive rear garden with patio areas and summer house taking advantage of the far-reaching views.

Early viewing is highly recommended.



## The Accommodation

The property is approached via a block paved driveway providing off-road parking for several vehicles, leading to a carport and detached garage, with steps rising to the front entrance from the roadside.

The internal accommodation opens into a welcoming entrance hallway with useful storage and loft access. The spacious lounge is positioned to the rear of the home, featuring a fireplace and sliding patio doors leading through to a UPVC double-glazed conservatory which overlooks the garden and provides an additional reception space with French doors opening onto the patio. The fitted kitchen offers a range of base and eye-level units with built-in oven and gas hob, free-standing appliance spaces and a door providing access to the driveway.

The bungalow provides three well-proportioned bedrooms, with the principal bedroom enjoying a bow window to the front elevation, while the third bedroom benefits from delightful views across the Washlands. The accommodation is completed by a well-appointed four-piece bathroom suite incorporating a bath, separate shower enclosure, WC and wash basin.

Outside, the property enjoys an extensive rear garden arranged over several levels with patio seating areas, lawn and raised borders, leading to a summer house positioned at the rear of the plot which enjoys the elevated outlook across the surrounding area. The property benefits from UPVC double glazing and gas central heating throughout via a gas fired combination boiler, and is conveniently located within easy reach of Burton town centre and local amenities.

## Hallway

### Lounge

4.32m x 3.91m (14'2 x 12'10)

### Kitchen

3.35m max x 2.74m max (11'0 max x 9'0 max)

### Bedroom One

3.66m x 3.45m (12'0 x 11'4)

### Bedroom Two

3.66m x 2.39m (12'0 x 7'10)

### Bedroom Three

2.95m x 2.03m (9'8 x 6'8)

### Bathroom

2.95m x 1.68m (9'8 x 5'6)

### Garage

5.31m x 2.64m (17'5 x 8'8)

Awaiting EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough 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](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

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Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

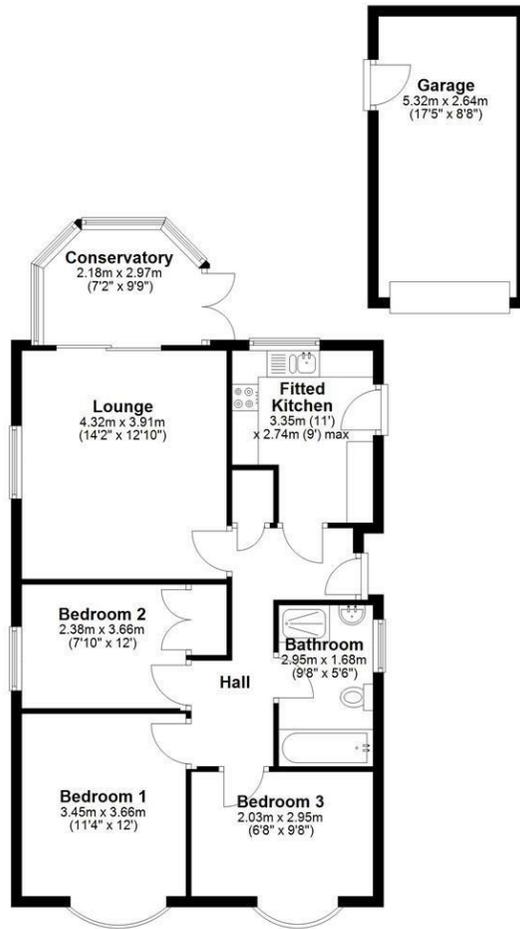
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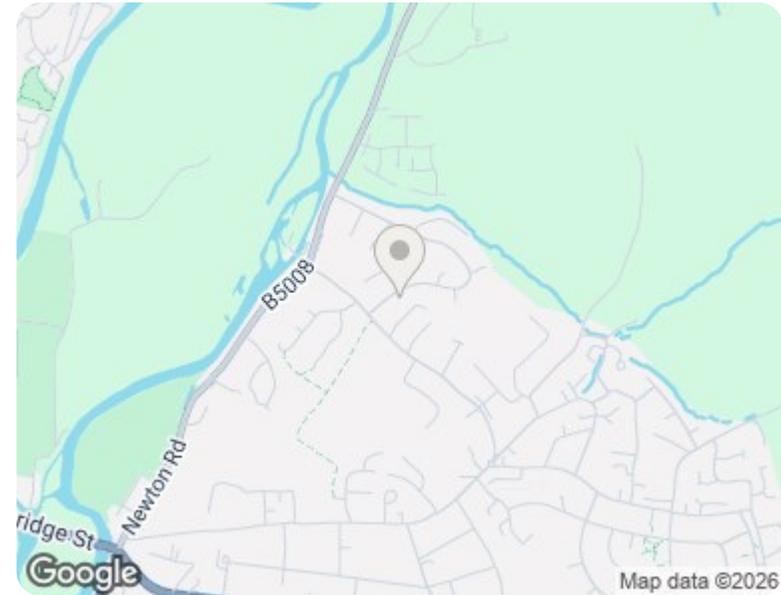




Ground Floor



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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	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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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. 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>

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