

Dalebrook Road

Burton-on-Trent, DE15 0AD

John
German





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£250,000

A charming, versatile detached dormer bungalow with field views, gardens and driveway on a sought-after road.



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Situated on a popular residential estate along the highly sought-after Dalebrook Road, this attractive and deceptively spacious three-bedroom detached domer bungalow offers a rare combination of flexible living, scenic surroundings, and a convenient location. With beautiful open field views from the master bedroom, a generous internal layout, and excellent access to amenities and transport, this is a home that meets the needs of modern family life while offering peaceful and picturesque living.

Inside, the property is beautifully laid out, beginning with a bright and welcoming entrance hall. The ground floor features an L-shaped living and dining room, creating a seamless and sociable space ideal for entertaining or relaxing. The living room benefits from a fantastic large bay window that allows natural light to pour in, enhancing the sense of space and comfort. The adjoining dining area flows neatly into the kitchen, giving the home a well-balanced and connected feel.

The kitchen is thoughtfully equipped with a range of fitted wall and base units, along with an integrated oven, induction hob, and extractor fan. There is designated space for a fridge freezer and washing machine, making the room both practical and ready for immediate use.

A ground-floor room, currently used as a home office, provides excellent versatility and could serve comfortably as a third bedroom or guest accommodation. A ground-floor bathroom comprising shower over bath, WC and hand wash basin completes the downstairs layout.

Upstairs, there are two generously sized double bedrooms. The master bedroom, in particular, enjoys lovely field views, adding a calm and rural touch to this otherwise well-connected home. Both bedrooms are spacious, with ample room for furniture and storage.

Externally, the home offers a well-maintained front garden, a private driveway with carport providing off-road parking, and an enclosed rear garden that presents an ideal space for outdoor dining, gardening, or family enjoyment.

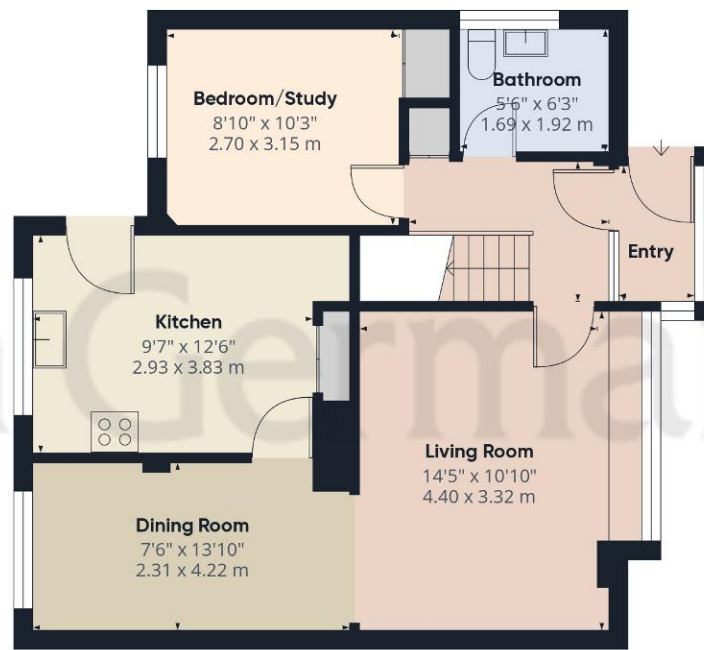
The property's location is another key advantage. Dalebrook Road is a well-regarded residential area, known for its friendly community and excellent access to everyday conveniences. Within close proximity are a range of local shops, supermarkets, cafés, and restaurants, catering to all tastes and needs. Families will appreciate the highly regarded local schools - both primary and secondary - which are within easy reach and boast strong reputations. For commuters, the area benefits from superb transport links, including nearby bus routes and access to major road networks, allowing for easy travel to neighbouring towns and cities. The property is also well-placed for access to the A38, A50, and M1, making it an ideal base for those needing to travel for work or leisure.

Offering approximately 898 sq. ft (83.6 sq. m) of internal accommodation, this delightful bungalow combines practical living with comfort, charm, and location - making it an excellent choice for a variety of buyers.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17062025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

898 ft²

83.6 m²

(1) Excluding balconies and terraces

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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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