



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

Nicholas
Humphreys

£269,500

Occupying an elevated position on the sought-after Dalebrook Road estate, this spacious detached bungalow enjoys far-reaching views across the valley of Burton-on-Trent. The accommodation includes a dual aspect lounge with feature fireplace and French doors to the rear garden, a formal dining room, and a well-equipped modern kitchen with integrated appliances and garden access. There are three well-proportioned double bedrooms, with the master offering built-in wardrobes and a private garden outlook, and a second bedroom also enjoying French door access to the garden. A central hallway leads to a contemporary shower room with double walk-in enclosure.

Externally, the property features a front garden, driveway and gated carport providing off-road parking, while the rear garden offers a private and mature setting with patio, lawn and established borders. Conveniently located within reach of local amenities and with easy access to Burton town centre, this is a superb home offered to the market with viewings strictly by appointment



The Accommodation

Situated on the ever-popular Dalebrook Road estate, this detached bungalow enjoys an elevated position with pleasant views across the valley of Burton-on-Trent. The property is approached via a UPVC double glazed front entrance door opening into an enclosed porch, which benefits from double glazed windows to the front aspect, taking full advantage of the surrounding outlook. A further UPVC entrance door leads into the formal dining room, which is bright and welcoming with windows to both the front and side aspects, laminate flooring, a radiator, and internal doors leading to both the kitchen and the dual aspect lounge.

The lounge is well-proportioned, featuring a charming Adam-style marble fireplace with a living flame gas fire, a UPVC double glazed window to the front aspect framing an impressive open view, double radiators, and UPVC French patio doors which open directly onto the rear garden. The fitted kitchen provides a modern selection of gloss-fronted base cupboards and drawers, with built-in double oven, four-ring gas hob with extractor fan above, a ceramic one and a half bowl sink unit, and generous preparation work surfaces. There is plumbing and space for a washing machine, along with a built-in fridge and freezer, a radiator, and a UPVC double glazed window and door leading out to the rear garden car port area. A built-in cupboard houses the gas-fired combination boiler, supplying domestic hot water and central heating.

Located at the heart of the home, the inner hallway provides access to the fitted shower room, which comprises a three-piece shower room suite with WC, hand wash basin and a double walk-in shower enclosure with thermostatic shower, double radiator, and a UPVC double glazed window to the side aspect. The bungalow offers three generously proportioned double bedrooms. The master bedroom, set to the rear, enjoys a delightful and private view over the rear garden, complete with built-in wardrobes and overhead storage cupboards and a double radiator. The second bedroom, also to the rear, benefits from UPVC French doors opening directly onto the garden, while the third bedroom includes a radiator and ample space for furnishings.

Externally, the property stands on an attractive plot with a front garden and a driveway leading through double gates to a levelled carport, providing off-road parking. The rear garden is enclosed and well-maintained, offering a slab paved patio area, lawn, and well-stocked flower beds and borders, framed by mature hedging and a tree-lined backdrop. This appealing home is within reach of a local convenience store and is well placed for access into Burton town centre. Internal viewings are strictly by appointment only.

Front Porch

2.69m x 1.17m (8'10 x 3'10)

Dining Room

3.05m x 4.65m (10'0 x 15'3)

Lounge

6.40m x 3.28m (21'0 x 10'9)

Kitchen

4.04m x 2.18m (13'3 x 7'2)

Bedroom One

3.91m x 3.02m (12'10 x 9'11)

Bedroom Two

3.12m x 2.95m (10'3 x 9'8)

Bedroom Three

3.02m x 2.67m (9'11 x 8'9)

Shower Room

2.57m x 1.88m (8'5 x 6'2)

Awaiting EPC inspection, Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

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/>

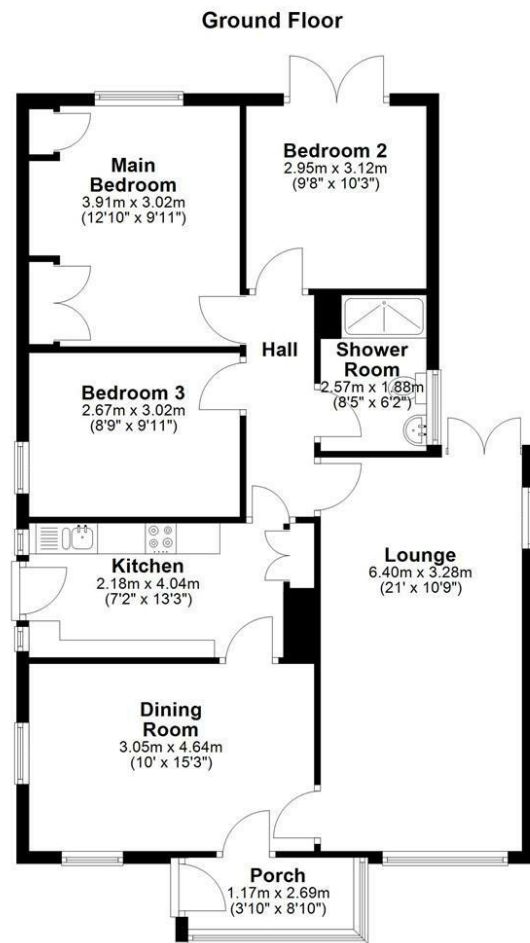
Useful Websites: www.gov.uk/government/organisations/environment-agency

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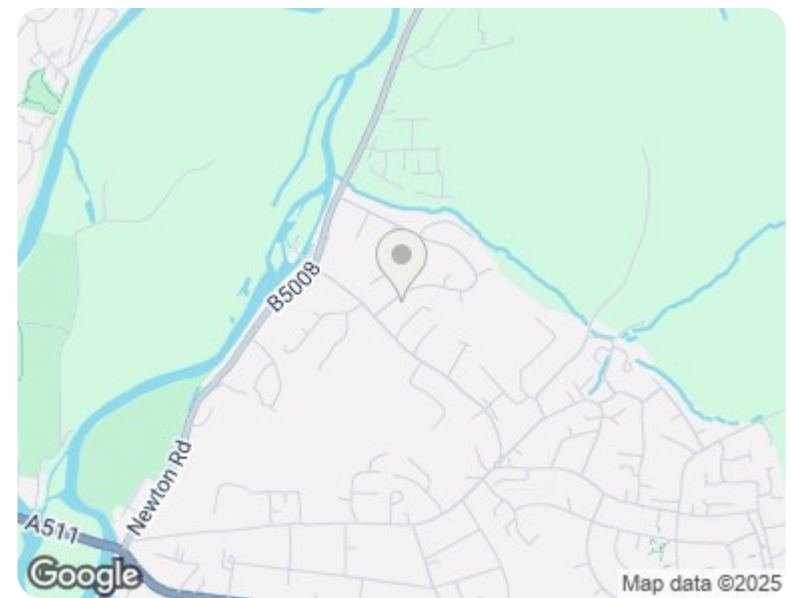









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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D

Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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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