



Dalebrook Road, Winhill,  
Burton-on-Trent





£225,000



## Key Features

- Two Bedroomed Detached Bungalow
- Highly Regarded Residential Location
- Large Private Garden Plot
- Fabulous Rear Conservatory
- Upvc Double Glazing & Gas Fired Central Heating
- Extensive Driveway
- EPC rating C
- Freehold







Situated on the popular Dalebrook development this well proportioned detached split level bungalow provides great potential for a discerning purchaser. Arranged over levels the accommodation comprises in brief: - entrance hall with a few steps leading to a kitchen and large main reception room, again from the entrance hall a few steps lead down to two well proportioned bedrooms and wet room and a large rear conservatory. To the front of the property is a very deep fore garden with a driveway providing ample parking and to the rear is an extremely private enclosed garden backing onto open ground and giving good views beyond.

#### Accommodation In Detail

Half obscure Upvc double glazed leaded and stain glazed entrance door leading to:

#### Entrance Hall 1.8m x 2.9m (5'11" x 9'6")

having obscure Upvc double glazed window to side elevation and split level staircase.

#### Upper Floor Level

having fitted smoke alarm and leading through to:

#### Large Front Sitting Room 3.6m x 5.33m (11'10" x 17'6")

having Upvc double glazed picture window to front elevation, one double central heating radiator, coving to ceiling and centre ceiling rose.

#### Kitchen 2.32m x 2.88m (7'7" x 9'5")

having a good range of white base and eye level units with rolled edged working surfaces over, stainless steel sink and draining unit, Upvc double glazed window to side elevation, AEG hob with extractor over, fitted double oven, full tiling complement to walls and large full height larder cupboard.

#### Lower Level

#### Entrance Hall

having useful understairs store, access to loft area and one double central heating radiator.

#### Master Bedroom 3.62m x 3.6m (11'11" x 11'10")

having one double central heating radiator, Upvc double glazed window and door opening through to the conservatory and an extensive array of fitted wardrobes, drawers and cupboards.

#### Bedroom Two 2.92m x 2.6m (9'7" x 8'6")

having a range of built-in wardrobes, one double central heating radiator and Upvc double glazed door and window opening through into the conservatory.

#### Large Conservatory 3.44m x 6.24m (11'4" x 20'6")

having toughened glass tinted roof, various window openings, ceramic tiling to floor and Upvc double glazed French doors opening out to the side decking.

#### Outside

To the front of the property is a deep fore garden and a sweeping driveway providing parking for approximately six vehicles and leads to the side of the property. To the rear is a large private garden which features shrubbed and lawned areas and offers excellent views and high levels of privacy.

#### Services

All mains services are believed to be connected to the property.

#### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

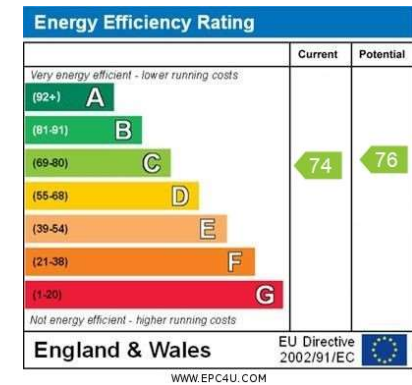
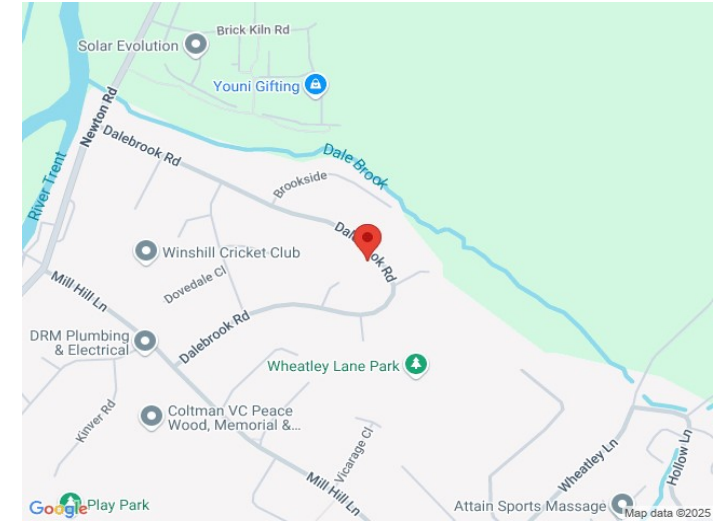
#### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

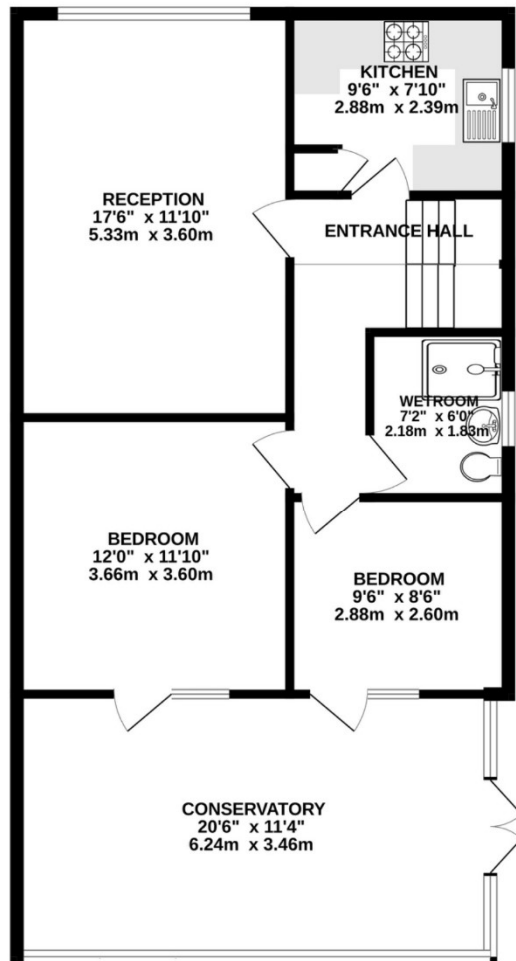
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.





Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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