

# Deepdale Close

Burton-on-Trent, DE15 0AH



John German 



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A well-presented two-bedroom detached bungalow, ideally situated in a prime location just off Dalebrook Road. This attractive home offers comfortable, single-level living and is perfect for a range of buyers. The property benefits from a detached garage and is offered to the market with no upward chain, ensuring a smooth and straightforward purchase.

£229,950



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Situated on the ever-popular Deepdale Close, a peaceful cul-de-sac just off the highly sought-after Dalebrook Road in Winshill, Burton, this attractive two-bedroom detached bungalow presents a rare opportunity to secure a home in a prime residential position. Offered for sale with no upward chain, this property is ideal for buyers looking for a smooth and speedy move. From the moment you arrive, the bungalow's enviable position and charming kerb appeal are immediately apparent. Set back from the road and enjoying delightful open field views to the front, the property offers a wonderful sense of space and tranquillity that is hard to find. The beautifully maintained front lawn provides the perfect spot to sit and relax while watching the world go by. To the side, a generous driveway provides ample off-road parking for several vehicles and leads to a detached garage with electrics - perfect for secure parking, storage or hobbies.

Step inside and you are welcomed by a bright and spacious entrance hallway. To the left is a practical and thoughtfully designed wet room, complete with shower, WC and wash hand basin. Fully tiled with specialist wet room flooring, it offers easy maintenance and accessibility - ideal for those seeking a more user-friendly bathing space. A useful storage cupboard provides handy space for toiletries and essentials. To the right sits the second bedroom - a generous single room, perfect as a guest bedroom, study or hobby room. It benefits from fitted sliding wardrobes and space for additional furniture. Next door is the main bedroom, a spacious double offering ample room for wardrobes and further furnishings. Both bedrooms are positioned at the front of the property, taking full advantage of the scenic field views, with the main bedroom boasting an attractive bay window that floods the room with natural light. The hallway also benefits from an additional storage cupboard - ideal for coats, cleaning equipment and everyday household items.

To the rear lies a spacious and bright living room, newly carpeted and featuring a charming fireplace as its focal point. A large rear window and door open out to the garden, creating a seamless indoor-outdoor feel and allowing natural light to pour in. Leading off the living room is a modern and well-appointed kitchen, fitted with a range of storage units and an integrated fridge freezer. There is an induction hob, extractor fan and space for a cooker, washing machine and dishwasher. A large rear-facing window overlooks the garden, making this a practical yet pleasant space for everyday living.

The rear garden is both private and south-east facing, enjoying sunshine throughout much of the day. An initial patio provides the perfect setting for outdoor dining and entertaining, with steps leading to a raised lawn surrounded by mature shrubs and planting. A garden shed adds further useful storage.

Excitingly, the property also offers fantastic potential for further development. Subject to the necessary planning permissions, there is scope to add a dormer extension, creating additional living accommodation and significantly enhancing the overall footprint. This is a superb opportunity to secure a fantastic position now, with the option to modernise or extend and truly make the property your own in the future. Homes in this location are rarely available - particularly detached bungalows with this level of potential and field views - and with no upward chain, this is an opportunity not to be missed.

We are holding an open day on Saturday 21st between 12:00pm and 1:00pm. Spaces are limited, so please call now to book your allocated viewing slot. Early interest is strongly anticipated - act quickly to avoid disappointment.

**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:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13022026

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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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**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.

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