

Dalebrook Road

Burton-on-Trent, DE15 0AA



This lovely bungalow offers a spacious home in well established location with generous gardens enjoying a southerly aspect together with a good size drive, workshop, three good size bedrooms, shower room, lounge with garden views, kitchen and new boiler installed in 2025.

£230,000



John German 

Dalebrook Road is a well established location on the fringes of Burton yet just a short drive from the town centre. There is a pub & Co-Op convenience store closeby along with lovely riverside walks and a bus stop is just over the road.

As you pull up to the property you will see the large driveway, a lawned garden and gated access into the rear garden.

Through the front door and into the main hallway, the kitchen is on the left hand side and overlooks the rear garden. The kitchen is fitted with base and wall units, an inset sink and drainer plus space for a washing machine and cooker. A door gives access to the rear garden.

The lounge/dining room is at the end of the hallway, the open plan area is carpeted and also has direct access to the rear garden through a patio door.

The bathroom is in the middle of the home and comes complete with a large walk in shower, WC and wash hand basin.

The three bedrooms are all generous, the master is a fantastic size, the second bedroom is not much smaller and would be a fantastic guest bedroom. The third is a touch smaller and would be an ideal office or bedroom. The bedrooms all benefit from neutral décor and are carpeted.

The rear garden consists of a large paved patio area, large garage/workshop, lawn and garden beds.

The current owner had a new gas central heating boiler installed in 2025 improving the bungalows energy efficiency.

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

Our Ref: JGA/22042026

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AWAITING FLOORPLAN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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