

Dalebrook Road

Burton-on-Trent, DE15 0AE



A flexibly planned and extended chalet style detached house, which also provides ground floor bedroom accommodation. Situated in this popular and established development and occupying a lovely plot with fantastic views, having drive to garage.

£230,000



John German

Reception hall with stairs rising to the first floor landing and a useful cloaks cupboard.

There is a bathroom with bath having an electric shower above, pedestal wash basin and WC.

Double bedroom with additional extended dressing area which has the benefit of wardrobes and there is fitted wardrobes also within the bedroom area.

L-shaped lounge and dining area having a front facing bow window with beautiful views over the town and surrounding countryside, and an attractive stone fireplace with TV display area. Gas coal effect fire and from the dining area there are patio doors to the terrace and garden.

Extended dining kitchen having a range of base and eye level units with stainless steel 1 1/2 bowl sink and drainer, and a breakfast bar.

First floor landing with useful storage space into the eaves, airing cupboard and off which lead two bedrooms, one of which has built in wardrobe and the second has hanging space and further storage space into eaves. It should be noted there are some lovely far reaching views from some of the windows from the first floor.

Outside, the property stands back from the road beyond a lawned fore garden occupying a slightly elevated plot, with drive extending to the detached garage. To the rear of the property there is a very pleasant sun terrace, beyond which lies a mainly lawned garden with trellis extending to a further garden area.

The property is situated within this popular and established location, convenient for the town centre of Burton-on-Trent with its various amenities.

Agents notes: The land registry document does refer to covenants and conditions, and a copy of the document is available upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 D

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

Our Ref: JGA10052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



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Agents' Notes

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