

Dalebrook Road

Winhill, Burton-on-Trent, DE15 0AD



A superb detached dormer style residence with views to front in a popular residential location with versatile accommodation including three bedrooms, two reception rooms, fitted kitchen, conservatory, pretty rear garden, driveway and garage. No upward chain.

£250,000

John German 

Situated on the popular Dalebrook Road estate on the fringes of Burton-on-Trent is this superb dormer style residence perfect for a multitude of different buyers including families, upsizers and downsizers. The location is handy for schools of all ages and is just a short distance away from the town centre, with countryside walks close by along with the popular pub 'The Sump' on Newton Road.

Set on a lovely garden plot with driveway and garage to side. The front entrance door opens into a porch which in turn leads to the entrance hallway with staircase off to first floor, storage cupboard and doors leading off.

The lounge is a room of generous proportions with a fire surround providing the focal point and picture window framing views to front. A wide open arch gives an open plan feel through to the dining area which has double glazed sliding doors opening into a fitted kitchen equipped with a range of base and eye level units with worksurfaces over and window and door to the rear garden. There is also a conservatory off the dining area perfect for enjoying views of the garden.

Returning to the main hall, there is a door leading off to a lovely ground floor double bedroom with built in storage, and a bathroom with panelled bath, pedestal wash hand basin and WC.

To the first floor, the landing has doors leading off to two further good sized bedrooms. There is also useful eaves storage on this floor and a WC with close coupled WC.

The garden to rear features a paved terrace ideal for outside dining together with established borders and steps rising up to the lovely lawned garden, perfect for enjoying views back towards the property and to the countryside beyond.

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

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/10072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent