## Dalebrook Road

Winshill, 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





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).

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Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

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Our Ref: JGA/10072024

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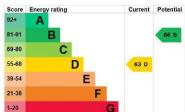
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