

# Dalebrook Road

Burton-on-Trent, DE15 0AE

John German



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£269,950

Offered for sale for the first time in over 60 years, this detached family home on comes with no onward chain. Enjoying field views to the front and a beautifully established rear garden, it's ready for modernisation and a new family to make it their own.





Situated on the popular Dalebrook Road estate on the edge of Burton-on-Trent, this superb dormer-style home is ideal for a range of buyers including families, upsizers, and downsizers. Conveniently located for schools, the town centre, scenic countryside walks, and the well-loved pub, The Sump, on Newton Road.

The property is positioned on an elevated plot with views over the neighbouring fields to the front. The home enjoys a charming front garden with a tarmacked driveway which leads to the single garage. The garage is equipped with lighting and can be accessed to the front through double doors.

The home is accessed through the porchway, which leads onto the hallway. The hallway has stairs that lead to the first floor and gives access to the main living areas of the home and the downstairs bathroom. The bathroom is to the right of the hallway and has a bath with mixer taps, w/c and wash hand basin.

To the left of the hallway, you will find the spacious living room with a large window to the front, which overlooks the adjacent fields and a feature fireplace. The living room flows through seamlessly to the dining room.

Next to the dining room is the fitted kitchen which features matching wall and base units with worktops over, base level oven, electric hob with cooker hood above, integrated dishwasher, stainless steel sink and drainer and an external door leading through to the rear garden. There is potential to create an open plan kitchen / diner by opening up to the separate reception room. The reception room just off the kitchen is a versatile space and is currently used as storage space. To finish the ground floor, the sellers have added the conservatory to the rear, a brilliant reception space which overlooks the wonderful rear garden.

To the first floor, this property offers three generous sized bedrooms. The master bedroom and third bedroom have built in wardrobes. Bedroom one is a large bright room courtesy of its dual aspect windows to the front and rear. All of the three bedrooms share a shower room, which features a shower cubicle, wash hand basin and w/c.

One of the standout features of this home has to be the rear garden. A brilliant size space to relax or entertain, meticulously managed by the current occupiers and boasting brilliant lawns alongside mature shrubs and borders. A greenhouse is located at the top of the garden to grow fruit or vegetables.

**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:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16052025

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**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1501 ft<sup>2</sup>

139.3 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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#### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		



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