



John German



An exceptional opportunity – detached two bedroom bungalow – no upward chain.

Offers In Region Of £240,000



John German

Situated on the ever-popular Deepdale Close, a peaceful cul-de-sac just off the highly sought-after Dalebrook Road in Winshill, Burton, this attractive two-bedroom detached bungalow presents a rare opportunity to secure a home in a prime residential position. Offered for sale with no upward chain, this property is ideal for buyers looking for a smooth and speedy move. From the moment you arrive, the bungalow's enviable position and charming kerb appeal are immediately apparent. Set back from the road and enjoying delightful open field views to the front, the property offers a wonderful sense of space and tranquillity that is hard to find. The beautifully maintained front lawn provides the perfect spot to sit and relax while watching the world go by. To the side, a generous driveway provides ample off-road parking for several vehicles and leads to a detached garage with electrics - perfect for secure parking, storage or hobbies.

Step inside and you are welcomed by a bright and spacious entrance hallway. To the left is a practical and thoughtfully designed wet room, complete with shower, WC and wash hand basin. Fully tiled with specialist wet room flooring, it offers easy maintenance and accessibility - ideal for those seeking a more user-friendly bathing space. A useful storage cupboard provides handy space for toiletries and essentials. To the right sits the second bedroom - a generous single room, perfect as a guest bedroom, study or hobby room. It benefits from fitted sliding wardrobes and space for additional furniture. Next door is the main bedroom, a spacious double offering ample room for wardrobes and further furnishings. Both bedrooms are positioned at the front of the property, taking full advantage of the scenic field views, with the main bedroom boasting an attractive bay window that floods the room with natural light. The hallway also benefits from an additional storage cupboard - ideal for coats, cleaning equipment and everyday household items.

To the rear lies a spacious and bright living room, newly carpeted and featuring a charming fireplace as its focal point. A large rear window and door open out to the garden, creating a seamless indoor-outdoor feel and allowing natural light to pour in. Leading off the living room is a modern and well-appointed kitchen, fitted with a range of storage units and an integrated fridge freezer. There is an induction hob, extractor fan and space for a cooker, washing machine and dishwasher. A large rear-facing window overlooks the garden, making this a practical yet pleasant space for everyday living.

The rear garden is both private and south-east facing, enjoying sunshine throughout much of the day. An initial patio provides the perfect setting for outdoor dining and entertaining, with steps leading to a raised lawn surrounded by mature shrubs and planting. A garden shed adds further useful storage.

Excitingly, the property also offers fantastic potential for further development. Subject to the necessary planning permissions, there is scope to add a dormer extension, creating additional living accommodation and significantly enhancing the overall footprint. This is a superb opportunity to secure a fantastic position now, with the option to modernise or extend and truly make the property your own in the future. Homes in this location are rarely available - particularly detached bungalows with this level of potential and field views - and with no upward chain, this is an opportunity not to be missed.

We are holding an open day on Saturday 21st between 12:00pm and 1:00pm. Spaces are limited, so please call now to book your allocated viewing slot. Early interest is strongly anticipated - act quickly to avoid disappointment.

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 & 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

Our Ref: JGA/13022026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







John German



John German

Agents' Notes

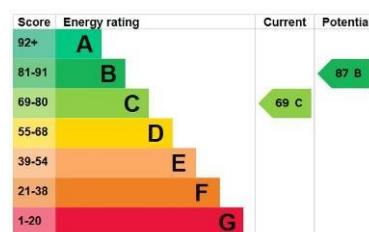
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



OnTheMarket

rightmove

RICS

arla
Propertymark
PROTECTED

naea
Propertymark
PROTECTED

The Property
Ombudsman

tsi
APPROVED CODE
TRADING STANDARDS.UK

John German

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

01283 512244

burton@johngerman.co.uk

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