



Dalebrook Road
Burton-On-Trent



Property Description

Located in the highly desirable area of Winshall, walking distance to surrounding countryside and still being within easy access of local amenities, travel networks and schools. This stunning example of a family home has much to offer and offers great potential for extension subject to planning permission.

In brief the property comprises of entrance hallway with doorway leading into the lounge / diner, kitchen with a number of fitted appliances and conservatory with beautiful views. While the first floor offers three double bedrooms, plus family bathroom with luxury fixtures and fittings.

Outside, the property benefits from side access via the driveway, leading to a patio with ample space and views to wow visitors. The garden is beautifully tiered and perfect for entertaining with patio area, lawn area and mature shrubs.

Entrance Hallway

Accessed via a front oak entrance door with full height double glazed panels to both sides leading to a light, spacious entrance hallway having laminate floor, central heating radiator, inset spotlights to the ceiling, carpeted stairs off to the first floor, large archway to: -

Inner Hallway

Having a stunning purpose built coat storage area with panelled walls, built in storage drawer unit, built in bench style seat with additional storage beneath, wooden panelled door leading to: -

Guest Wc

Comprising wall mounted corner wash hand basin, low level wc, fully tiled walls with inset storage display shelf.

Kitchen

Accessed via the inner hallway and the lounge/dining room having a range of fitted base and wall units with marble effect laminate work surfaces over with inset wooden block food prep area, 5 burner gas hob with extractor fan over, inset eye level double oven and grill, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for large American style fridge/freezer, stainless steel one and half sink unit and drainer with chrome mixer tap over, laminate flooring continuing through from the entrance hallway, chrome power points, three quarter tiled walls, UPVC double glazed window to the rear elevation, wall mounted boiler (warranty until 2031), UPVC double glazed opaque door to a useful storage area providing space for fridge/freezer and clothes drier, etc.

Lounge/Dining Room

Accessed via the entrance hallway a beautifully presented living room having feature fireplace, large double glazed window to the front elevation with fitted window blinds, central heating radiator, carpeted flooring, UPVC double glazed window and door giving access to: -

Conservatory/Sun Lounge

A lovely addition to the property is the sun lounge having double opening french doors opening out on to the patio and windows making the most of the stunning far reaching views, pitched ceiling with inset spotlights, central heating radiator, built in storage units, carpeted flooring.

First Floor Landing

Having carpeted flooring, UPVC double glazed window to the front elevation with fitted window blind, loft access, door off to: -

Master Bedroom

Having UPVC double glazed window to the rear elevation, built in double, double door fronted wardrobes with hanging rails, inset vanity unit and drawers, overhead cupboards and storage space, carpeted flooring, decorative panelling to wall and central heating radiator.

Bedroom Two

Having UPVC double glazed window to the front elevation with fitted window shutters, carpeted flooring, decorative panelling to wall and central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation with fitted window shutters, carpeted flooring and central heating radiator.

Family Bathroom

A stylish recently refitted four piece white suite comprising glazed fully tiled shower cubicle with chrome shower, double ended free standing bath with side mounted waterfall chrome mixer tap with shower attachment, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, fully tiled walls, feature herringbone wood effect ceramic tiled floor, UPVC double glazed opaque window to the rear elevation.

Outside

The property is set well back from the road having a dwarf brick wall, tiered lawned garden with brick retaining wall to the driveway, paved steps leading to covered front door and a further paved area with side gate access to the rear of the property, mature hedge boundary with dwarf brick wall to the side, block paved driveway providing off road parking leading to an attached single garage with a brand new electrical sectional door (10 year warranty), the garage is currently being used as a home gym but could easily be converted back to a garage having light and power, side window and door access to the store room at the side of the kitchen.

Rear Garden

The tiered garden has a large paved patio area running the full width of the property with a decorative slate border providing seating areas to take in the stunning far reaching views, steps leading down to a further terraced patio area with lawn flanked with brick built raised beds and decorative slate, brand new shed to be included in the sale price, a further paved terraced area provides storage and further potential seating areas, mature hedging provides the rear boundary.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 123.8 m² (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL206028 - 0012

Tenure:Freehold EPC Rating: C Council Tax Band: D

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