

Fletcher & Company

66 Dalebrook Road, Burton-On-Trent, DE15 0AD

£375,000

Freehold



- A Superbly Appointed Detached Residence
- Contemporary, Versatile Accommodation
- Impressive Hallway And Cloakroom/WC
- Open Plan Living/Dining Kitchen
- Well Equipped Kitchen Area With Integrated Appliances
- Bi Folding Doors From Living Area To Rear Patio
- Three Bedrooms And Modern Shower Room
- Extensive Driveway For Numerous Cars
- Additional Drive And Single Garage To Rear
- Low Maintenance Rear Garden/Patio Areas





Summary

Nestled on the charming Dalebrook Road in Winshill, this superbly presented, slightly split level detached bungalow offers a delightful blend of contemporary living and versatile accommodation.

Having had a scheme of modernisation and refurbishment by the previous owners in 2023/2024 which also involved extension

As you enter, you are welcomed into a light and airy entrance hall with a short flight of stairs to the living area and Bedroom Three/Study/Office.. There is a cloakroom/WC and the real heart of the home is the fabulous open plan living, dining, and kitchen area, which is perfect for both entertaining and everyday family life. The kitchen area is well equipped with integrated appliances and Granite worksurfaces with a central Island/Breakfast bar. The bi-folding doors seamlessly connect the interior to the rear garden, allowing natural light to flood the space and providing a wonderful view of the outdoor area. In addition French doors and a Juliette glass balcony provide light and views to the side.

This bungalow features three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The luxury shower room is designed with modern fixtures, ensuring a touch of elegance and convenience.

Set on a generous plot, the property boasts ample off-road parking for numerous vehicles, along with an additional drive and detached single garage at the rear. This feature is particularly advantageous for families or those who enjoy hosting guests.

Conveniently positioned for easy access to Burton Upon Trent, Derby, Repton and connection to the A38, A50 and local rail network. East Midlands Airport is also within easy reach making the location ideal for commuters.

In summary, this delightful, contemporary bungalow on Dalebrook Road presents an excellent opportunity for those seeking a modern, spacious home in a desirable location. With its thoughtful design and ample outdoor space, it is sure to appeal to a wide range of buyers. Do

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The Location

Winshill is a popular suburb of Burton-upon-Trent and provides access to a range of amenities including shops, medical centre, a recreational ground, Winshill Cricket Club, tennis and squash club, pleasant walks along the river Trent which features the distinctive and listed Burton flour mill and easy access in to Burton-upon-Trent itself which offers a complete range of facilities. The property's location also gives easy access to the A38, A50, East Midlands Airport and connection with the local rail service providing access to London and other major cities. Repton is approximately Four miles away.

Accommodation

Entrance Hall

14'2" x 5'7" (4.34 x 1.72)

Approached by a contemporary double glazed, composite door with feature glass insert and obscure glass window to the side. There is a quality, luxury wood grain LVT floor laid out in a herringbone pattern, an understairs storage area, a central heating radiator and a short flight of stairs lead to the living accommodation. Access is provided to the roof space which has a pull-down ladder, light and power.



Bedroom One

11'6" x 11'3" (3.52 x 3.44)

Having a central heating radiator and a UPVC double glazed window to the rear.



Bedroom Two

9'6" x 8'5" (2.91 x 2.57)

A double bedroom with central heating radiator and UPVC double glazed window to the rear.



Modern Shower Room

6'2" x 6'1" (1.88 x 1.87)

Appointed with a modern, three piece white suite comprising a double walk-in shower area with glass shower screen and mains fed shower over, a vanity wash handbasin with cupboards beneath and a low flush WC. There is complementary, quality tiling to the walls and shower enclosure, inset spotlighting, a wall mounted chrome heated towel rail and an extractor fan. Having a wood grain effect, luxury vinyl floor. Having an electric shaver point and a UPVC double glazed window with obscure glass.



Living Accommodation

Cloakroom/WC

6'2" x 2'10" (1.90 x 0.88)

Having a low flush WC and a vanity wash handbasin with useful cupboard beneath and chrome mixer tap with tiling to the splashback areas. Having an extractor fan, inset spotlighting and a luxury vinyl (LVT) wood grain effect floor laid out in a herringbone style.



Office/Bedroom Three

9'7" x 7'5" (2.94 x 2.27)

With a central heating radiator and a UPVC double glazed window to the front elevation.



Open Plan Living Room/Dining Kitchen

20'3" x13'6" (6.19 x4.13)

With Wood grain effect luxury (LVT) vinyl flooring laid in a Herringbone style and spanning the entire floor area.



Kitchen Area

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a Granite work surface over incorporating a quality sink unit with mixer tap over. Integrated appliances include an electric oven, hob, extractor fan with light, refrigerator, freezer and dishwasher. There is an island unit/ Breakfast Bar with Granite work surface over and useful cupboards beneath. Having granite to the splashback and a UPVC double glazed window to the side. Inset spotlighting to the ceiling. Luxury (LVT) wood grain effect flooring laid in a Herringbone style runs throughout.



Sitting/Dining Area

Having double glazed bi-fold doors opening to the rear patio and UPVC double glazed French doors opening to a glass Juliette balcony with far reaching views beyond. Having inset spotlighting to the ceiling. Luxury (LVT) wood grain effect flooring laid in a Herringbone style runs throughout.



Outside

To the front of the property is an extensive, block paved driveway which provides off-road parking for several vehicles and leading to the property. A lawned garden with border of heathers runs to the side of the property and a wooden garden gate to either side provides access to the rear.

To the rear, there is a beautifully landscaped, low maintenance patio area with paved patio running to the side of the house and raised beds with wooden sleepers to the surround which are well-stocked with a variety of shrubs and flowering plants. The patio extends to the rear and has various split level which are ideal for alfresco living and outdoor entertaining. The patio then extends to the far side of the property where a gate provides access to the driveway.

Having outside lighting and power. Rear access to the rear drive and garage.



Rear Drive And Garage

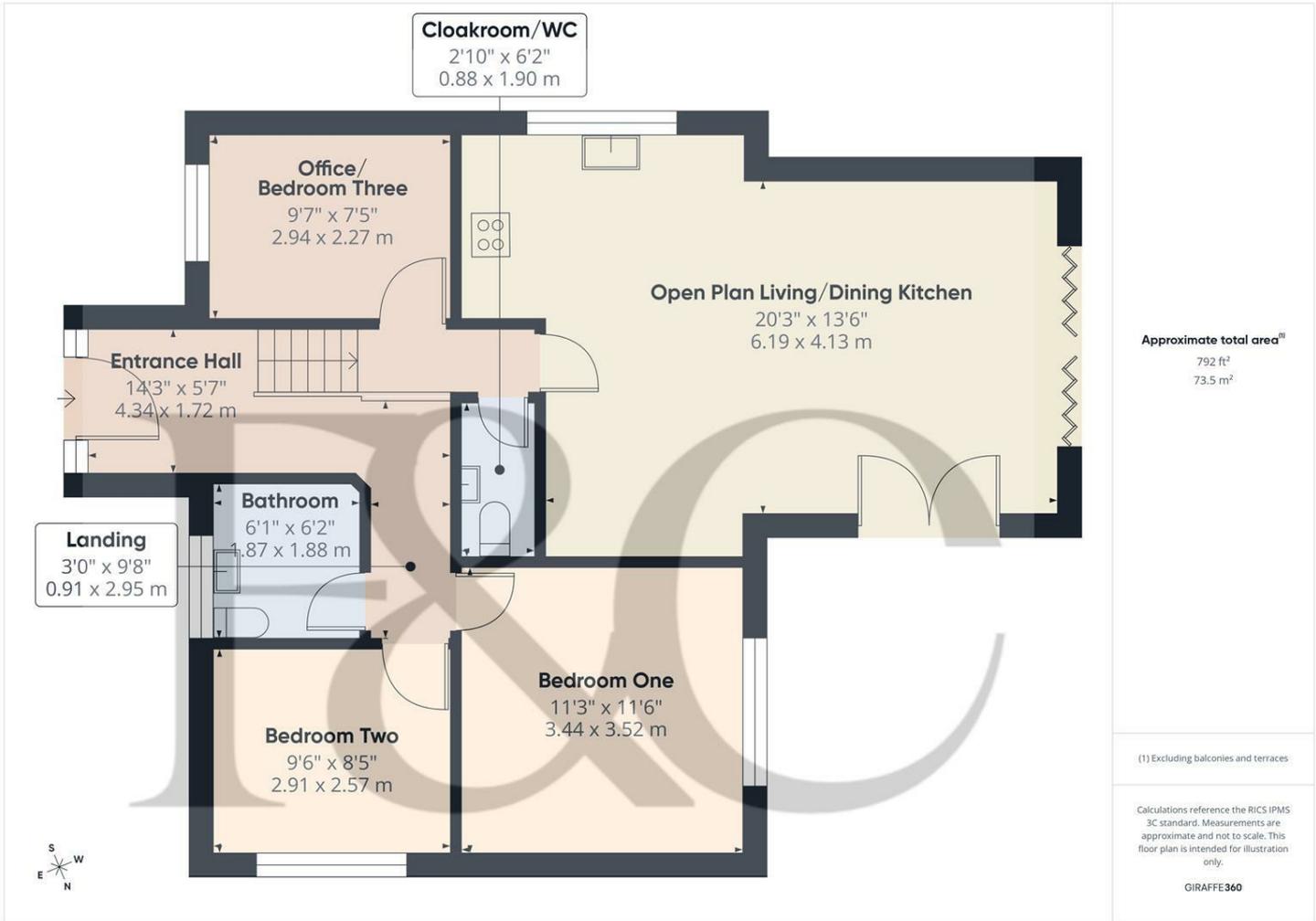
A second driveway to the rear of the property provides off-road parking and leads to a detached, single garage.



Aerial View



Council Tax Band C





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Burton-On-Trent
DE15 0AD

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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	