



**95 Dalebrook  
Road  
Burton-On-Trent  
DE15 0AE**

**Offers In The  
Region Of  
£225,000**

- COSMETIC UPGRADING REQUIRED
- GAS CENTRAL HEATING SYSTEM
- GENEROUS MATURE GARDEN PLOT
- LOUNGE
- DINING KITCHEN
- GROUND FLOOR BEDROOM AND BATHROOM
- TWO SECOND FLOOR BEDROOMS
- DRIVE & GARAGE
- VIEWS
- NO UPWARD CHAIN

## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co are pleased to offer for sale this three-bedroom detached residence in a popular location that requires cosmetic upgrading. The home offers lots of scope for extension and remodelling, subject to any planning permissions. It sits in an elevated position on Dalebrook, with a generous and mature garden to the rear and views over the surrounding countryside to the front. The house property really should be viewed to appreciate its position.

The gas centrally heated accommodation has an entrance porch, a hallway, a lounge with views to the front, a dining kitchen with a lean-to conservatory off it, a ground-floor bedroom, and a bathroom. Two double bedrooms are on the first floor.





Outside, to the front, is a driveway leading to a garage and a lawned frontage. To the rear is a decked terrace that requires attention and a lovely lawned garden with mature fruit trees, offering ample space for further patio, shed, and greenhouse if required.

#### ACCOMMODATION

Entrance door opens through to a entrance porch way.

#### ENTRANCE PORCH

2.13m x 1.38m to window (6'11" x 4'6" to window)

Having windows offering fabulous views over surrounding countryside, wood effect flooring and main entrance door through to hallway.

#### HALLWAY

1.83m width incorporating stairs x 2.84m (6'0" width incorporating stairs x 9'3")

Has stairs off to first floor, radiator, useful under stairs storage cupboard, further cupboard ideal for housing hoovers and ironing board or coats and boots and door leading off to:

#### LOUNGE

3.37m to window x 4.35m length (11'0" to window x 14'3" length)

Having a really large window to the front aspect with great views over the surrounding countryside, there is wood effect flooring, radiator, contemporary style electric fire and sliding door opening through to the dining kitchen.

#### DINING KITCHEN

5.36m x 2.57m max (17'7" x 8'5" max )

The kitchen is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a one and a quarter composite sink with mixer taps and a four ring gas hob, integrated appliances include a oven and grill, there is an extractor fan over the gas hob, tiled surrounds, a door leading out into the conservatory and two windows that look out to the rear.

#### CONSERVATORY

4.52m x 1.64m (14'9" x 5'4")

Has ceiling light points, plumbing for automatic washing machine and door opening out onto the decked terrace and garden beyond.



#### GROUND FLOOR BEDROOM

2.69m x 3.19m to window (8'9" x 10'5" to window )

Has a window looking out to the rear garden, built in wardrobes providing hanging space and shelving, ceiling light point and radiator.

#### BATHROOM

1.93m x 1.71m to window (6'3" x 5'7" to window )

Has a panelled bath with electric Triton shower over with bi fold screen, pedestal hand wash basin and W.C., there are fully tiled walls, wood effect flooring, radiator and obscure window to the side aspect.

#### FIRST FLOOR

##### LANDING

With loft access point fitted with a loft ladder accessing the roof space above, useful eaves storage cupboards of which one houses the domestic hot water and central heating boiler and doors opening through to bedroom one.



#### BEDROOM ONE

4.17m to window x 3.51m width (13'8" to window x 11'6" width)

Window looks out to the front aspect with fabulous views over surrounding countryside, there is a built in wardrobe providing hanging space and shelving and further eaves storage space. There is a radiator and ceiling light point.

#### BEDROOM TWO

2.75m to window x 4.22m length into eaves (9'0" to window x 13'10" length into eaves)

Ceiling light point, radiator and window to the side aspect.

#### OUTSIDE

The property sits in an elevated position at the top of Dalebrook Road and is superbly situated with a drive providing parking and leading to a garage, the front garden is predominantly laid to lawn. To the rear of the property is a terrace with steps that rise to a substantial and generous sized lawn with



mature fruit trees and bushes, there is ample space for sheds and greenhouses, the garden is slightly elevated and has the opportunity to enjoy views.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- C

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - OVO

Electric - OVO

Oil

Water - Mains - South Staffs Water

Sewage - Mains

Broadband supplier - Plusnet



### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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