

Squirrels Corner

Newborough, Burton-on-Trent, DE13 8SA

John German



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£580,000

Situated in the sought-after village of Newborough, this modern four-bedroom detached home offers stylish living in a peaceful setting. With spacious interiors, a double garage, and a private garden, this property is perfect for those seeking comfort and contemporary elegance.

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Nestled in the picturesque and desirable village of Newborough, this executive four-bedroom detached home offers a perfect blend of modern living and character. The property boasts a contemporary interior throughout, featuring a spacious living room to the front of the property, with a featured fireplace which houses a functioning log burner. The living room seamlessly flows through to a separate reception room / living room. This space has a skylight and French doors which flood the room with natural light. The home continues to flow well, with this room opening to the separate dining room. The kitchen is a generous size and is fitted with contemporary appliances. The kitchen comprises matching oak wall and base units, Rangemaster cooker with cooker hood above, plumbing for washing machine, integrated dishwasher and space for American style fridge/freezer. To finish the ground floor living accommodation, off the hallway you can find the conveniently located downstairs WC.

Upstairs, the master bedroom offers a luxurious retreat with its own en-suite and dressing room. The en suite offers a walk-in shower enclosure, skylight window, wash hand basin and low-level flush WC. Three additional well-sized bedrooms provide ample space for family or guests, all served by a contemporary family bathroom. The bathroom comprises wash hand basin, low level WC and bathtub with shower over.

The front garden of this charming, detached property is beautifully landscaped which creates a welcoming first impression. The spacious block paved driveway offers off road parking for multiple vehicles and leads to the double garage. The double garage can be accessed from the front via up and over doors or alternatively to the rear via an external door. The garage also has power and lighting throughout. The rear garden offers a private and tranquil outdoor space, perfect for family activities and entertaining. The garden features a spacious lawn area, ideal for children to play or for hosting summer gatherings. Enclosed by sturdy fencing, the garden ensures a secure environment for pets and children. A treeline to the rear creates a private space, ensuring the property isn't overlooked.

Situated just off the Yoxall Road in Newborough, this home on Squirrels Corner benefits from a tranquil yet accessible location. Nestled away in the heart of the village, being a short stroll away from the village church and the Red Lion Pub and Restaurant. The village has a well-regarded primary school which feeds onto the popular John Taylor High School within the nearby village of Barton Under Needwood, with Lichfield Cathedral School and Denstone College only a short drive away. The surrounding area offers beautiful countryside walks, local amenities, and a strong sense of community. The Meynell Arms at Hoar Cross, Hoar Cross Hall and St Georges Park are local to the village, and there are links via the A515 to the cathedral city of Lichfield and the A50 plus access to Burton on Trent, making it a perfect choice for those looking to enjoy the best of both rural and urban living.

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 & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil.

(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 F

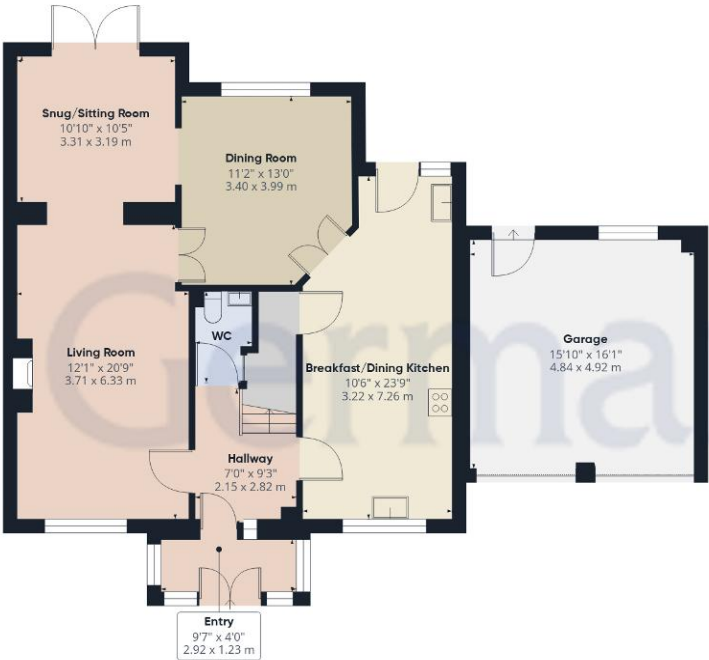
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

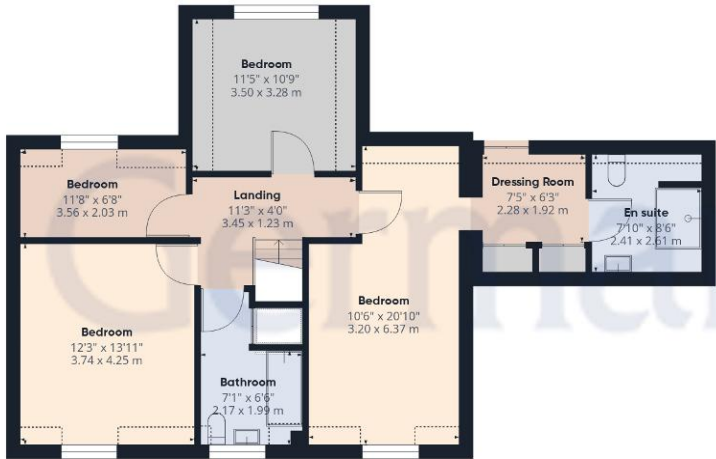
Our Ref: JGA/27082024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1955 ft²

181.6 m²

Reduced headroom

77 ft²

7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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



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