

# Newton Road

Burton-on-Trent, DE15 0TR

John  
German





A large green lawn with a wooden fence and trees in the background. The lawn is dotted with small white flowers. A paved path leads from the bottom left towards the center. In the background, there is a brick house with solar panels on the roof and a dense line of trees.

## Newton Road

Burton-on-Trent, DE15 0TR

£450,000

A very stylish individual link detached family residence in a pleasant private cul de sac off Newton Road. The property boasts a large dining kitchen, two reception rooms, four bedrooms and an excellent sized garden.

A double glazed front entrance door opens into a spacious reception hall having stairs rising to the first floor and doors leading off to the ground floor accommodation including a cloakroom/W.C.

To the front is an attractive dual aspect lounge having a contemporary fireplace with an inset living flame gas fire and double glazed French doors opening out onto the patio area. Half glazed double doors open into a splendid family dining kitchen with further French doors opening out to the patio area.

The kitchen features a range of base and wall units with roll edge work surfaces, an integrated dishwasher and a Rangemaster classic dual fuel range cooker with matching extractor hood over. Off the kitchen is a useful utility room having a matching range of fitted units and work tops with a stainless-steel sink, an integrated fridge and freezer, appliance space, a wall mounted Worcester gas fired boiler and a door to the rear garden. Completing the ground floor accommodation is a generous separate dining room/study.

On the first-floor landing doors lead off to four bedrooms and a family bathroom. The splendid master bedroom is situated to the rear with built-in wardrobes and a dressing area which opens into an en-suite shower room fitted with a three-piece suite. Bedroom two also has built-in wardrobes and an en-suite shower room fitted with a three-piece suite.

The family bathroom is equipped with a white and chrome suite comprising; a panelled bath with centre fill mixer tap, pedestal wash hand basin, low level W.C and a chrome heated towel rail.

Outside, to the front there is a landscaped fore garden with lawns flanked by paved path, a double width block paved driveway and a good sized integral garage, having a mezzanine floor ideal for storage. To the rear is a very pleasant enclosed garden with a paved path, patio area, lawn and a mature hedgerow.

**Agents note:** The property is situated on a private drive serving four properties.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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 and type:** FTTC - 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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/17042024

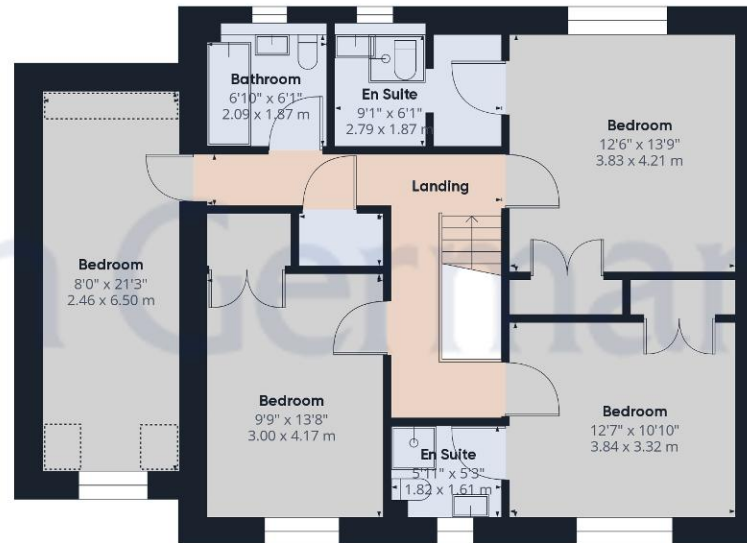
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1910.9 ft<sup>2</sup>  
177.53 m<sup>2</sup>

**Reduced headroom**

67.63 ft<sup>2</sup>  
6.28 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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