

# Newton Road

Burton-on-Trent, DE15 0TR

John   
German







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£450,000

A very stylish individual link detached family residence with a newly refitted 29'6 family dining kitchen plus two further reception rooms, four good sized bedrooms and two en suites, situated in a delightful private cul de sac with an excellent sized garden.

John German 



This handsome link detached family home enjoys a fabulous position off a private driveway serving just a handful of properties off prestigious Newton Road. It is beautifully presented throughout and includes a recently refitted breakfast kitchen and has been freshly re-decorated including new carpets through the majority of the house.

Set behind a double width driveway providing ample off road parking and access via an up and over door into the good sized integral garage with excellent mezzanine storage. The front garden has the addition of a newly block paved area, ideal for parking of a small car or display area for pots.

Step inside the spacious reception hall with stairs to the first floor. To the front are two reception rooms, the first would make an ideal dining room, sitting room or study. Across the hall is the attractive dual aspect lounge with a focal point fireplace and French doors out to the rear. Double doors open into the highlight of the ground floor which is the stunning open plan dining kitchen that has a recently refitted kitchen equipped with a stylish range of units and work surfaces, integral oven, hob, extractor fan, wine cooler, fridge and dishwasher. There are ceiling spotlights, window overlooking the rear garden and the large dining/living area has French doors out to the rear.

Off the kitchen an excellent sized utility room has base and eye level units, work surfaces with inset sink, fridge/freezer, space for further appliances and a door to the rear garden.

On the first floor the spacious landing gives access to the four bedrooms and bathroom. The splendid master suite is situated at the rear having built in wardrobes and a separate dressing area that leads to a lovely en suite shower room. Bedroom two also has built in wardrobes and the benefit of its own en suite shower room. Bedroom three also has built in wardrobes and along with bedroom four shares the family bathroom.

To the rear is a good sized garden laid largely to lawn with a paved terrace and mature hedgerow.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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](http://www.gov.uk/government/organisations/environment-agency)

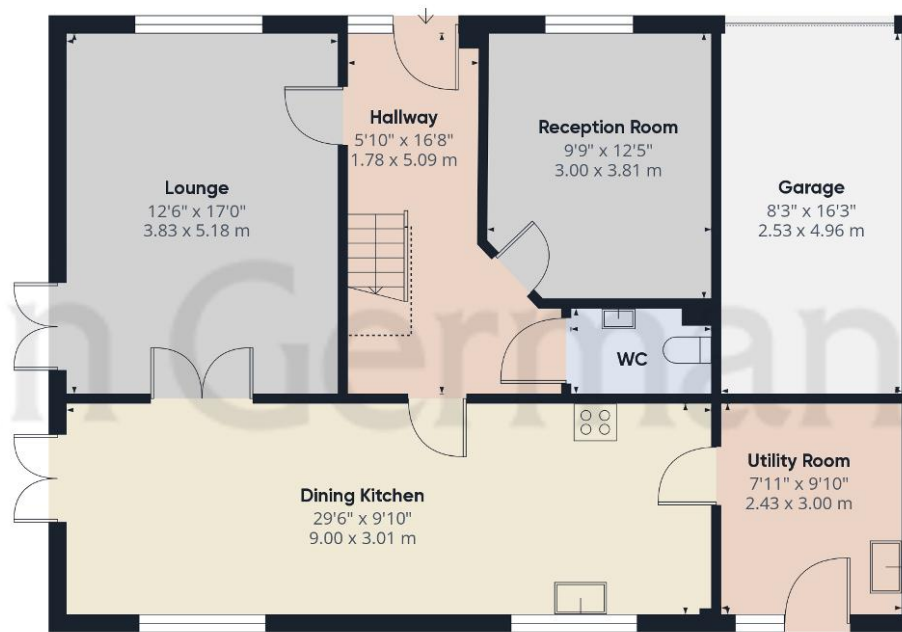
**Our Ref:** JGA/09042025

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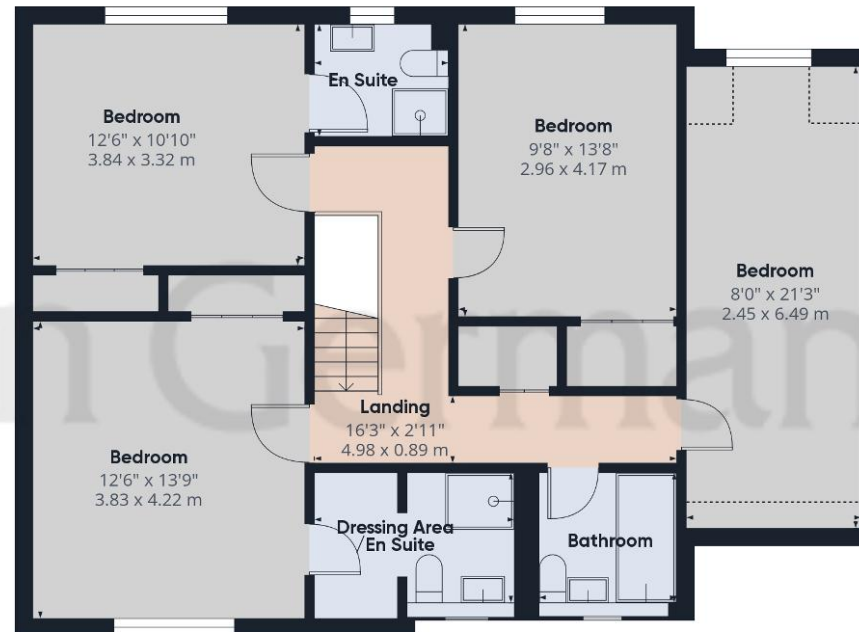
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Ground Floor



Floor 1

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

1880.02 ft<sup>2</sup>

174.66 m<sup>2</sup>

**Reduced headroom**

37.07 ft<sup>2</sup>

3.45 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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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