

# Newton Road

Burton-on-Trent, DE15 0TU

John   
German











## Newton Road

Burton-on-Trent, DE15 0TU

£725,000

**Standing on a wonderful secluded woodland plot of approx. 0.94 acres is this beautiful Victorian 2748 sq ft home that has been sympathetically renovated yet still retains charm and character. Highlights include a stunning reception hall, 2 light filled reception rooms plus a superb kitchen/diner, 5 spacious bedrooms and 2 bathrooms.**

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Set well back from the road up a private driveway and hidden from view is this exceptional home of character set in its own seduded woodlands. Constructed before 1871, the property features high ceilings throughout enhancing the feeling of space, together with several rooms enjoying a light filled dual aspect. It has been thoughtfully renovated whilst still retaining its period charm including Victorian fireplaces, window shutters, tiled and wood flooring and bespoke joinery - making this a family home to fall in love with.

Surrounded by woodland together with lawned gardens, there is an abundance of outdoor space with a countryside feel yet still benefitting from being just a few minutes away from pubs, shops, riverside walks, rowing clubs, canoeing club, tennis courts and a children's play area.

The reception hall provides a stunning introduction to the property having a lovely period fireplace and wood floor throughout along with a feature staircase leading to the first floor.

The living room is a fabulous light filled room courtesy of its multiple windows including French doors out to the gardens while a log burner adds a cosy feel.

The second reception room is another spacious room that would suit a variety of uses such as a family room, sitting room, formal dining room or work from home office. It enjoys a dual aspect and has a unique rising window shutter along with a character fireplace.

Across the hall, the heart of the house is the good size kitchen/diner perfect for family get togethers and entertaining. With a well-appointed kitchen fitted with base and eye level units, including a full height fridge freezer, Miele dishwasher and a 2nd under-counter fridge, it offers a generous dining area with chimney breast and a cast iron Victorian range stove. There are windows to the rear and side, a door to a useful pantry plus a door to the rear entrance hall, off which is a utility room and stairs down to the cellar, ideal for extra storage.

To the first floor, an impressive galleried landing has doors leading off to five bedrooms, perfect for a large family to grow into.

The first of the two bathrooms is off a half landing and fitted with a three piece suite while the main family bathroom is an exceptionally characterful room featuring a 'Thomas Crapper' period suite with claw-foot bath and large shower.

The master bedroom offers a light, spacious room with a dual aspect, a fireplace and door linking to a dressing room/walk in wardrobe.

This stunning home is set on a well established woodland plot wrapping around the house together with lawned gardens and a paved terrace, ideal for outdoor dining and entertaining. The house is set off a private drive with gates opening into generous parking for several vehicles and is fitted with an electric vehicle charger. An additional adjacent parcel of land is available by separate negotiation.

The property is offered to the market with no upward chain.

Burton on Trent railway station is just a mile away and has excellent services to Derby and Birmingham, with London being a 90 minute journey. There is good access to the A38, M42, M6 and M1 and there are regular local bus services to surrounding towns and villages.

**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:** Fibre

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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12052025

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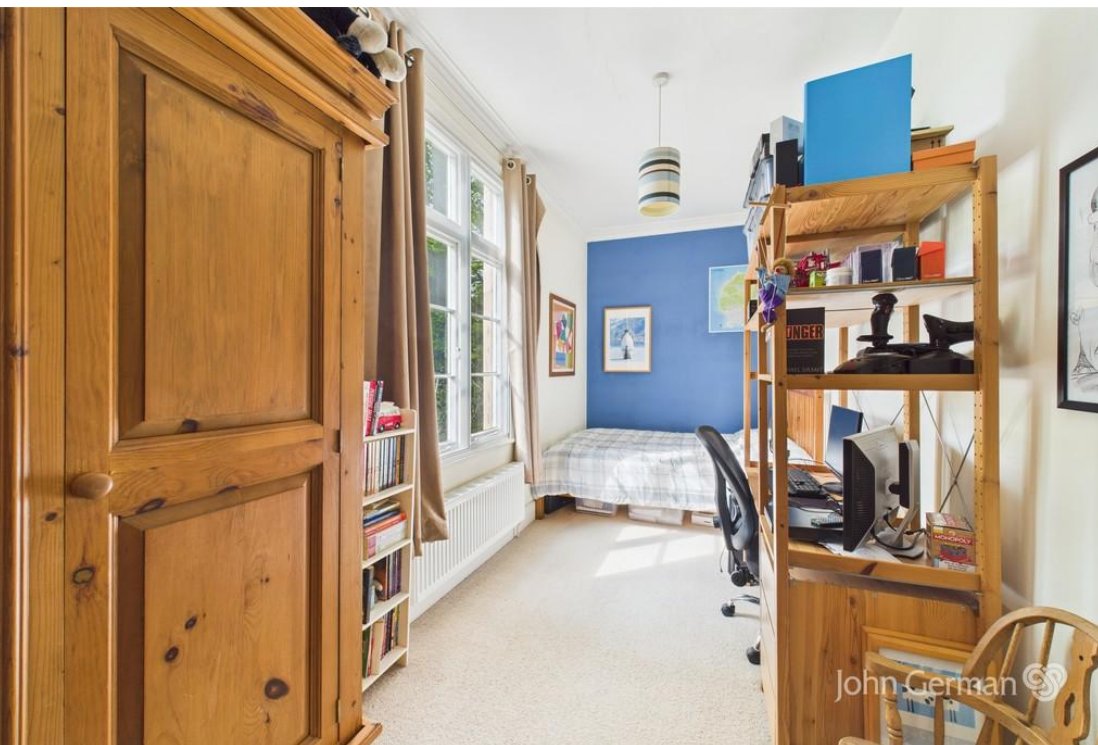






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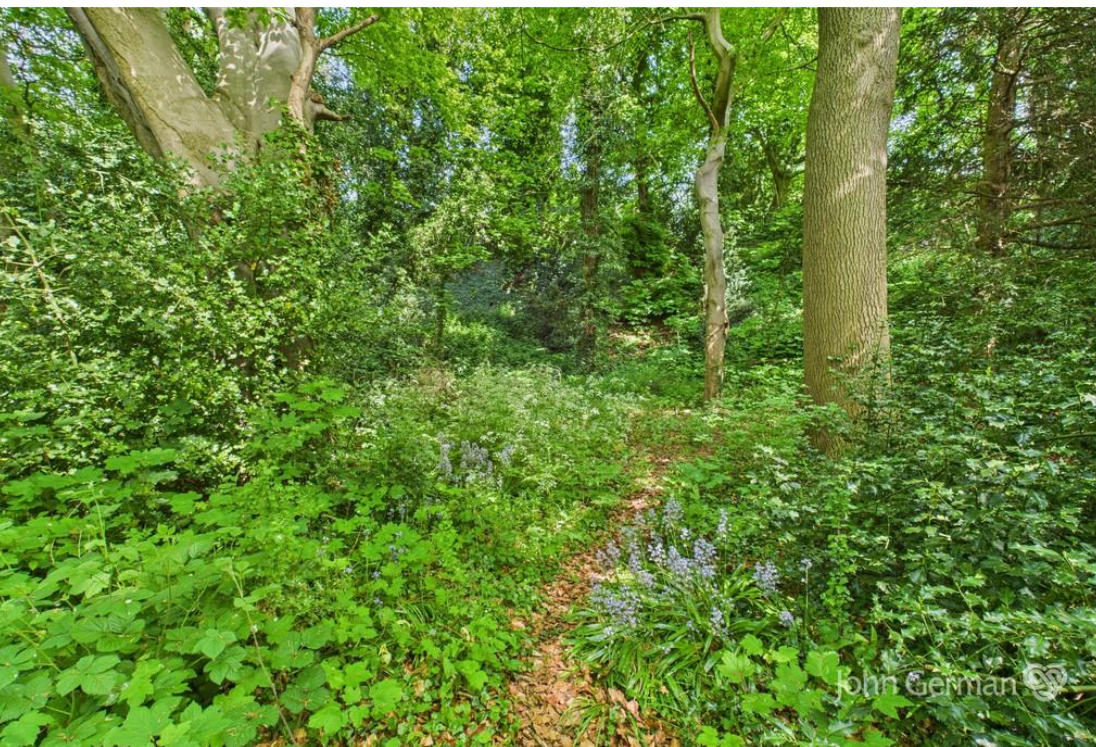








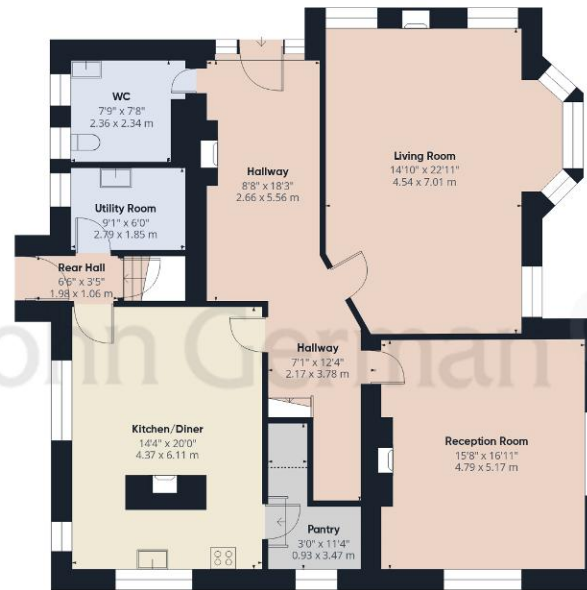








Floor -1



Ground Floor



Floor 1

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

2749 ft<sup>2</sup>

255.5 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

### John German

129 New Street, Burton-On-Trent,  
Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



