

Newton Road

Burton-on-Trent, Staffordshire, DE15 0TU

John German





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£550,000

An exceptional bespoke, individually designed home, occupying a fabulous private location set in established gardens. Offering a stunning quality family home with three reception rooms, large kitchen/diner with island, en suite to master bedroom, expansive driveway and double garage.

Situated in a lovely, secluded position off a private drive serving just a handful of properties off the desirable Newton Road address in Burton-on-Trent. It is perfectly placed for schools for all ages and just a short distance away from the town centre with a wide range of amenities and facilities on offer, together with excellent walks provided by Stapenhill Gardens and outdoor activities with tennis courts just over the road.

The house offers an exceptional quality home, individually designed and built and set on a magnificent garden plot, which is well established, and has an expansive block paved driveway and double garage. The garden features shaped lawns, well established borders and some magnificent tree specimens, some of which are subject to tree preservation orders.

This stunning property features an abundance of accommodation combined with storage, making this an excellent practical family home. A storm porch gives access to wide double doors, which open into an impressive and welcoming reception hallway, having a feature staircase rising off to a half landing and doors leading off.

There are two reception rooms on the ground floor, the first of which is a spacious formal dining room, with window framing views to front. This room could also be used as an additional lounge, sitting room or family room. Across the hallway is a large study or snug, with rear garden views.

At the heart of the house is a stunning open plan kitchen diner, fitted with a range of base and eye level units with work surfaces over, space for a range style cooker, integrated dishwasher and fridge, and a wonderful island with wooden block work surface providing the centre piece. There is wood effect flooring all the way through. The spacious dining/breakfast area could also double up as a seating area, making this a fantastic space to entertain or for the family to get together. A window and French doors open through into a lovely conservatory, featuring a glazed roof, offering the perfect space to enjoy views of the magnificent established gardens.

Off the hallway and completing the ground floor accommodation is a handy cloaks cupboard and a guest WC, with a modern contemporary suite featuring a close coupled WC and vanity wash hand basin with useful storage cupboard under.

From the half landing, double doors open into an impressive triple aspect, spacious character lounge having views to front, rear and side, and a brick chimney breast housing a log burning stove, providing the focal point. This is a fabulous space to relax and enjoy views of the surrounding plot and beyond.

The house features four good size bedrooms. The master is particularly impressive with a modernised en suite shower room comprising shower cubicle, vanity wash hand basin with useful storage, WC, tiled walls, towel rail/radiator and window to front.

The three further bedrooms all share a well appointed and spacious family bathroom with panelled bath, separate shower cubicle, pedestal wash hand basin and WC.

This is a stunning home in a lovely, secluded position within quiet surroundings, yet with the convenience of being just a short distance away from amenities and lovely riverside walks.

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: 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 www.eaststaffsbc.gov.uk

Our Ref: JGA/11072025

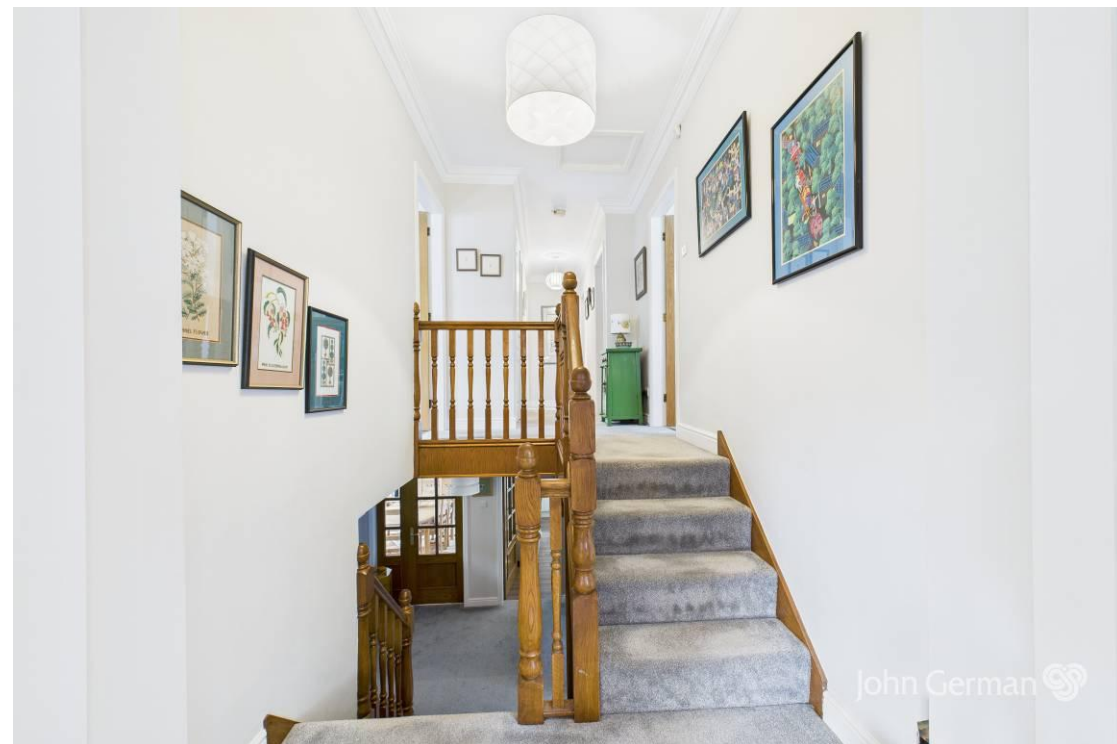
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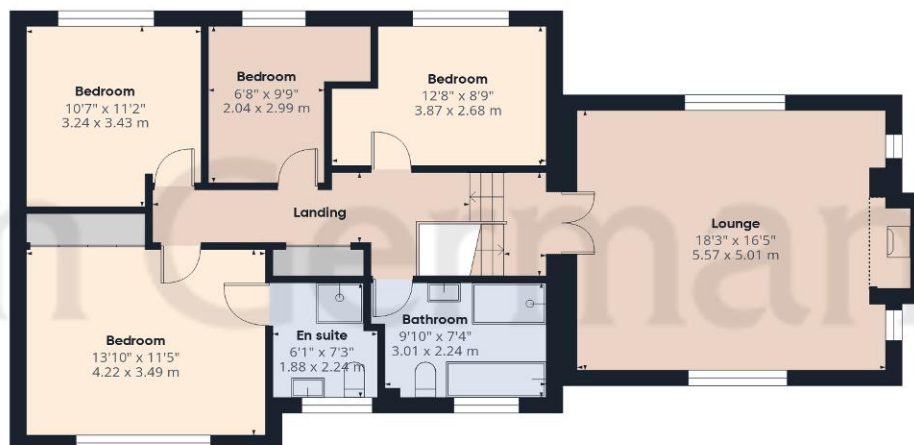








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2159 ft²

200.5 m²

Balconies and terraces

256 ft²

23.8 m²

Reduced headroom

15 ft²

1.4 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

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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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