



99a Newton Road
Burton-on-Trent | Staffordshire | DE15 0TT

FINE & COUNTRY

99A NEWTON ROAD



An ultra contemporary riverside detached home featuring wonderful accommodation throughout and finished to the highest standards. The home is one of a kind and features light and airy rooms throughout and is a must see home for those looking for a combination of space and views. With accommodation over three floors and a rear deck overlooking the River Trent this is one not to be missed.



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GROUND FLOOR

On entering the home to the ground floor you have access to a lovely and spacious sitting room with the added benefit of bifold doors leading to a rear balcony. As soon you walk through the door you have glimpses of the amazing views and the glazed staircase rises to the bedrooms and descends to the sub-floor reception area. The room has bespoke furniture with an inset fireplace and a lovely seating area further overlooking the river views. This in turn leads into the principal bedroom suite. Having a walk-in wardrobe and a luxurious full ensuite bathroom this is a great principal suite and also features bifold doors to its own balcony.









LOWER

The main living space to the home is located on a sub-floor level. This room runs the full width of the home and is flooded with light coming from the full-width bifold doors and from which the River Views are a constant pull. This room features underfloor heating and has a lounge area to one side segmented by the modern staircase and to the opposite side, there is the kitchen diner area with plenty of entertaining space and a marvelous kitchen. This kitchen has been fully refurbished by the current owners and features a large island unit with an induction hob inset along with appliances all hidden seamlessly behind modern units which blend perfectly with the aesthetics of the room. There is a separate utility room with plenty of storage and a further plant room and guest cloakroom.





SELLER INSIGHT

“ An ultra-contemporary riverside home laid out over three floors this extremely comfortable River Water House has been designed for modern living whilst making the most of the natural environment. Located in a desirable area of Burton-upon-Trent this stunning home backs onto the River Trent, views of which can be enjoyed via an excellent indoor to outdoor living design. 'It's a delightfully modern open-plan dwelling located right onto, and in part overhanging, the river. It's quite a rare find. Fully designed with comfort and entertaining in mind it has excellent flow, especially its ability to almost fully open up to the rear to let inside and out become one. Lower ground floor bi-fold doors run the full width of the kitchen and family room opening up to the riverside terrace and garden to create a real sense of being at one with the stunning riverside location. On the ground floor there are bifold doors in the living room and principal bedroom that open up to glazed balconies. On the second floor you'll find three well-appointed bedrooms and two bathrooms. Although skilfully built by a private developer in 2019, I an interior designer – have made a few updates to reflect my own sense of modern style.'

'The property is positioned on the outskirts of Burton town with wonderful views to the river and open countryside beyond but it's close enough to walk into town. Within a five-minute drive or a fifteen-minute walk you can reach supermarkets, doctors' surgeries, a fabulous leisure centre, multiplex cinema, DIY stores, restaurants, bars and schools.'

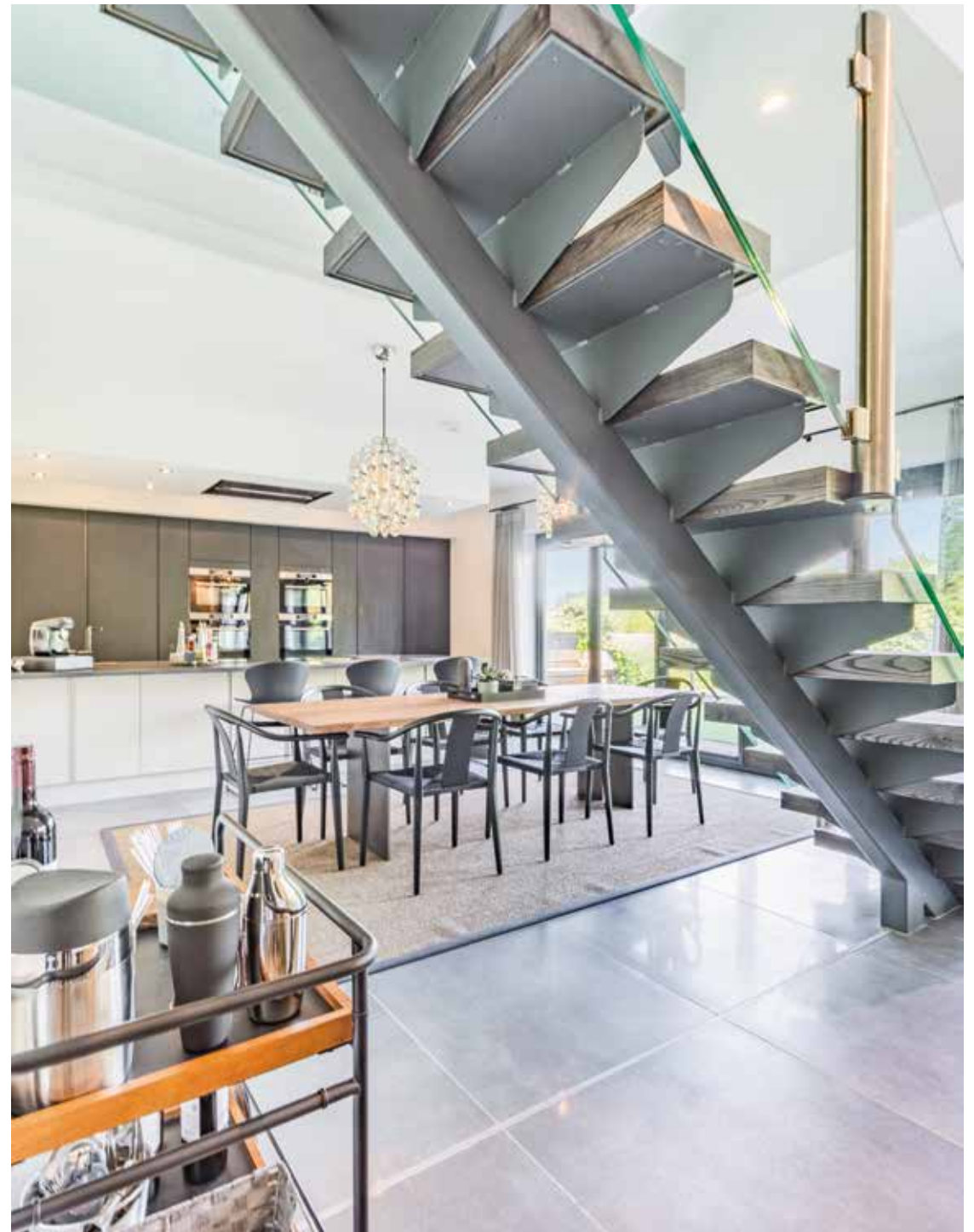
'There is a river view from every single rear window in the house and the most spectacular sunsets can be enjoyed. It's also magical when it snows. The house is beyond incredible for entertaining – the lower ground floor was designed for socialising!'

'The house comes with a driveway for two vehicles and a double garage.'

'The neighbours are a mix of professional and retired people and to both sides are lovely people.'

'We were the first occupants of the house and have loved living here, everything about the house and location is perfect. This is an extremely reluctant sale due to a work relocation and we hope the house finds a new owner that will adore it just as much as we do'*

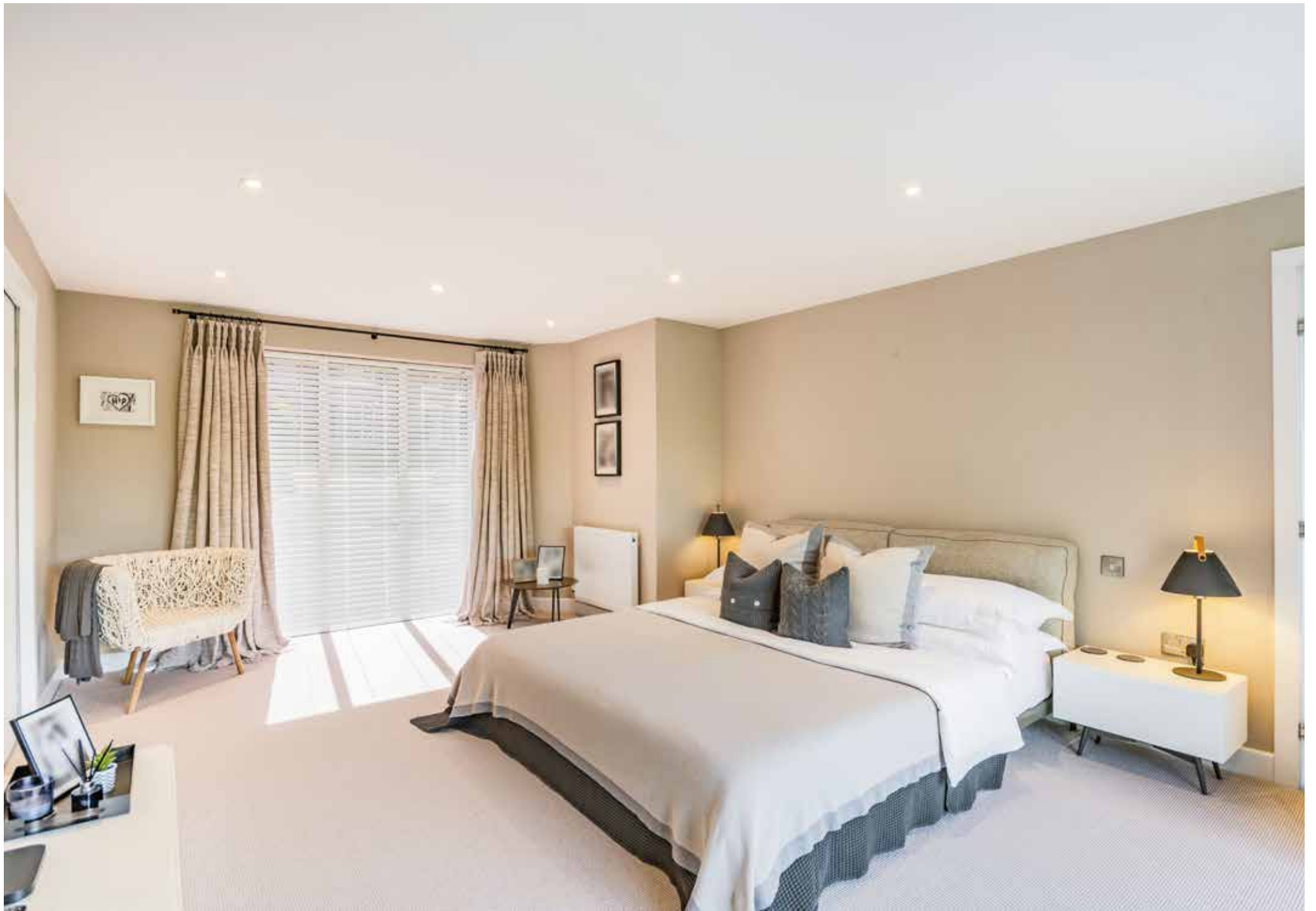
*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













FIRST FLOOR

To the first floor there are three double bedrooms. There is another dual aspect room with its own full ensuite facility and fitted with a luxurious suite and then two further double bedrooms which share a Jack & Jill shower room with shower, wash hand basin, and WC, one of these bedrooms features a vaulted ceiling, plus a further double bedroom complete with fitted wardrobes.







Outside

To the front of the home there is off-road parking for two vehicles and this, in turn, leads to a double garage with an electric up and over door. There is then gated access to the rear gardens. The rear garden is also accessed off the sub floor level via the bifold doors and when fully open this really does blend the outside into the living space. There is space for garden furniture with a rear elevated deck that stretches over the river and this is surrounded by glass balustrades maintaining the panoramic aspects and the fabulous river views.





INFORMATION

Location

The home is located in Winhill which is close to Burton on Trent and an array of amenities on offer. The home offers easy commuting with ease of access onto the A38 and surrounding link roads. There is a central train station with regular direct routes to Nottingham, Derby, and Birmingham. For a direct line to London, nearby Lichfield Trent Valley offers a train service to London Euston in 1hr 20 minutes. There are schools of all grades close by with good Ofsted ratings.

Services

All mains services are connected

Local Authority

East Staffordshire Borough Council

Viewing Arrangements

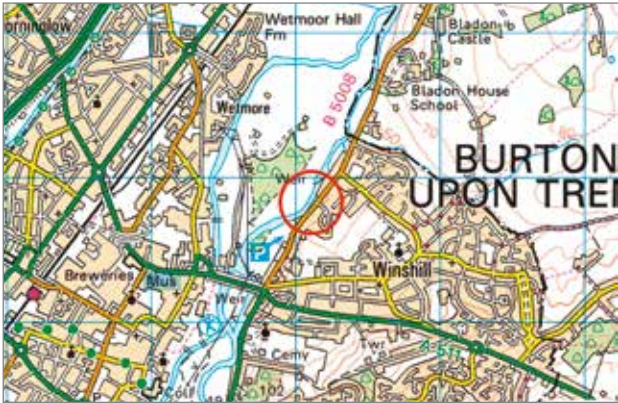
Strictly via the vendors sole agents Fine & Country on 01332 97381 or Call Lead Agent Lee Armstrong on 07496 710557

Website

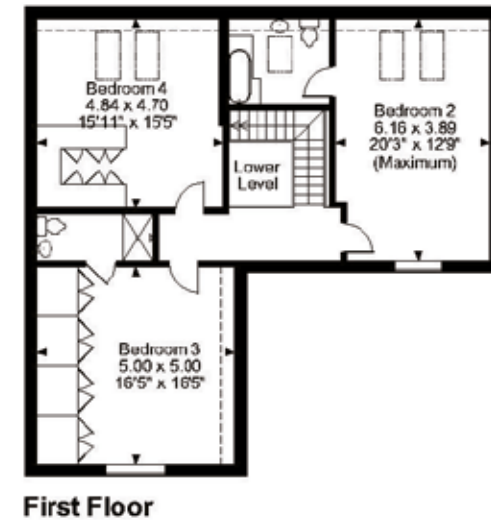
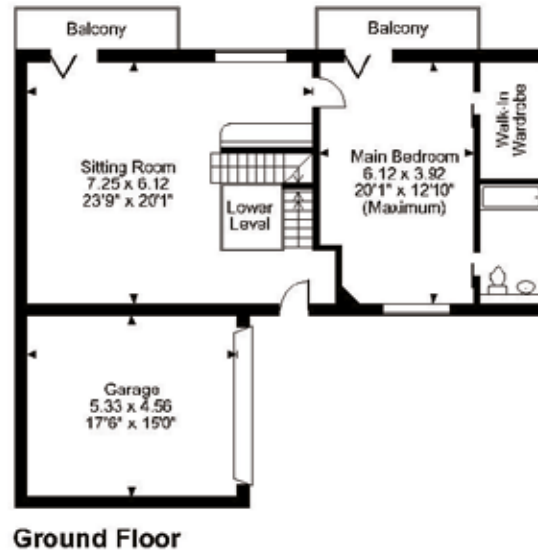
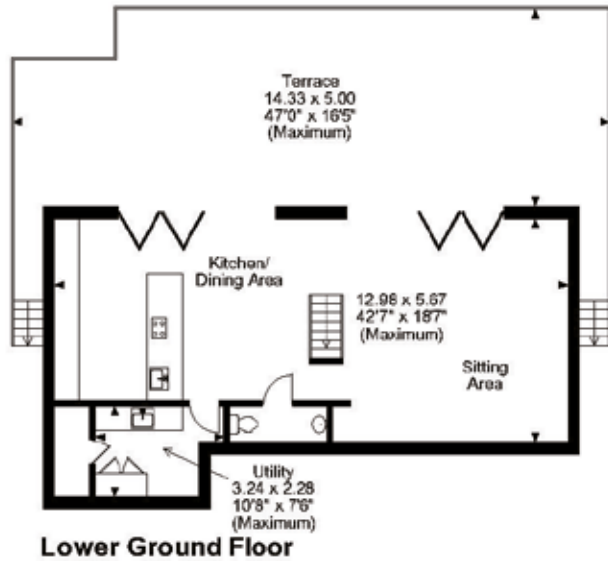
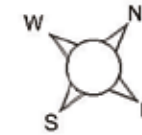
For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	9.00 am - 4:30pm



Newton Road, Burton-on-Trent
Approximate Gross Internal Area
Main House = 2598 Sq Ft/241 Sq M
Garage = 262 Sq Ft/24 Sq M
Balcony external area = 920 Sq Ft/86 Sq M
Total = 2860 Sq Ft/265 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	61 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



LEE ARMSTRONG

BRANCH PARTNER

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Lee has over 20 years' experience within the property market working across the Midlands and is highly educated within the industry holding both a BA (Hons) Degree in Marketing along with a Post Graduate Diploma in Surveying. He also holds the NAEA Technical Award and is ARLA qualified and therefore is fully able to advise clients on all aspects of the property market. Living locally to the area, Lee has a great knowledge of the affluent suburbs of Derby and an in depth knowledge of the Peak district's villages and Market Towns. Couple this experience and knowledge together with the specialist marketing techniques and sales processes Fine & Country offer he is confident he can help to gain the best possible results for sellers across Derbyshire and help buyers find the home of their dreams.



THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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