

£269,950



- FOUR/FIVE BEDROOM SEMI-DETACHED HOME
- LOUNGE DINER LEADING TO A CONSERVATORY
- DINING KITCHEN
- UTILITY AND GUEST CLOAK ROOM
- FURTHER FAMILY ROOM OR GROUND FLOOR BEDROOM FIVE
- FOUR BEDROOMS TO THE FIRST FLOOR
- EN SUITE AND SHOWER ROOM
- PARKING AND LOW MAINTENANCE GARDENS

GENERAL INFORMATION

THE PROPERTY

Sitting on Newton Leys is this semi-detached home, offering a versatile living space perfect for families or those seeking extra room. With up to five bedrooms, this property offers ample accommodation to suit a variety of needs.

Upon entering, you are greeted by a hallway that leads to a spacious lounge/diner. This area seamlessly connects to a conservatory, offering a delightful space to enjoy the garden views. The fitted dining kitchen is well-equipped and flows into a utility area which offers access to the garden and to the guest cloakroom. Additionally, there is a flexible room that can serve as a fifth bedroom or a family room, previously functioning as a garage, providing further options for use.

The first floor boasts four well-proportioned bedrooms, with the master bedroom featuring an ensuite shower for added convenience. A family shower room serves the remaining bedrooms, ensuring comfort for all residents.

Externally, the property benefits from off-road parking. The rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.





LOCATION

Newton Leys is well located for the local primary school and nearby convenience stores. The town centre of Burton upon Trent is a short drive away with further shopping and everyday facilities. There are riverside walks close by.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.82m inc stairs x 4.87m (5'11" inc stairs x 15'11")

Has attractive wood effect flooring, stairs off to first floor, useful understair storage cupboard, door to kitchen and further door that opens through to the lounge.

LOUNGE

3.78m into chimney x 3.94m (12'4" into chimney x 12'11")

Has a window to the front aspect, radiator, feature fire surround with living flame gas fire and large opening through to the dining area.



DINING AREA

2.909m x 3.00m (9'6" x 9'10")

Has sliding patio doors leading through to the conservatory, coving to ceiling, radiator and ceiling light point.

KITCHEN

2.81m x 5.073m (9'2" x 16'7")

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, there are attractive tiled splashbacks, worktops incorporate a five ring gas hob and a one and a quarter composite sink with side drainer, integrated appliances include a dishwasher, double oven, there is space which is included in the sale for a fridge freezer, door opens through to the utility, there is a useful under stairs storage cupboard and a further door opens through to a ground floor bedroom/study/family room.



BEDROOM/STUDY/FAMILY ROOM

2m x 4.99m (6'6" x 16'4")

Has a window to the front aspect, wood effect flooring and recessed ceiling down lights.

UTILITY ROOM

1.51m x 2m (4'11" x 6'6")

Is fitted with a range of base cupboards and matching wall mounted cabinets, worktops over, there is provision for washing machine, space for tumble dryer and a door through to guest cloakroom.

CLOAKROOM

0.75m x 1.66m (2'5" x 5'5")

Has vanity unit with hand wash basin and wall mounted cabinet, W.C., obscure window to the side aspect and ceiling light point.

CONSERVATORY

2.87m x 4.90m (9'4" x 16'0")

Has wood effect flooring, French doors leading out onto the rear patio, radiator and ceiling light point.



FIRST FLOOR

Stairs rise to:

LANDING

Has loft access point and all doors leading to:

BEDROOM ONE

5.07m x 2.061m (16'7" x 6'9")

Has a window to the front aspect, wood effect flooring, air conditioning unit and loft access point.

ENSUITE

1.76m to window x 2.064m (5'9" to window x 6'9")

Has an obscure window to the rear aspect, vanity unit which houses the W.C. and hand wash basin, there is wall mounted storage and mirror, the shower is a jet shower, there are recessed ceiling down lights and a heated chrome towel rail.

BEDROOM TWO

3m x 2.88m to window (9'10" x 9'5" to window)

Has a window to the rear aspect, radiator, ceiling light point and wood effect flooring.



BEDROOM THREE

3.94m to window x 2.62m max (12'11" to window x 8'7" max)

Has a window to the front aspect, wood effect flooring, a useful built in storage cupboard ideal for linen, radiator and ceiling light point and a large built in wardrobe with mirrored sliding doors.

BEDROOM FOUR

2.42m x 2.75m max to window (7'11" x 9'0" max to window)

Has a window to the front aspect, radiator, ceiling light point, a built in wardrobe and drawer unit and wood effect flooring.

FAMILY SHOWER ROOM

2.62m x 1.73m from window (8'7" x 5'8" from window)

Has a window to the rear aspect, wall mounted hand wash basin, fitted W.C. and large corner tiled enclosure with dual heads, there are recessed ceiling down lights, tiled surrounds and tiled flooring,

OUTSIDE

Externally, the property benefits from off-road parking. The rear garden is designed for low



maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C



CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>



MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.



SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

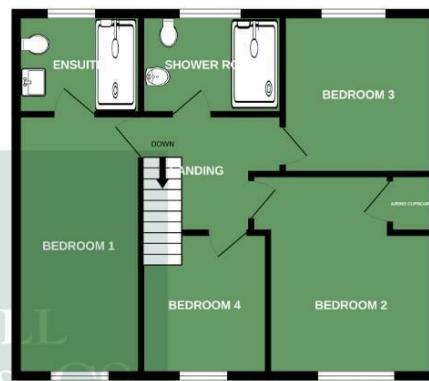
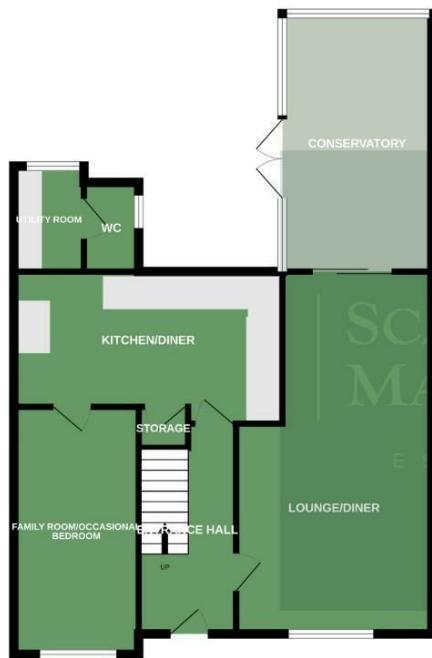
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

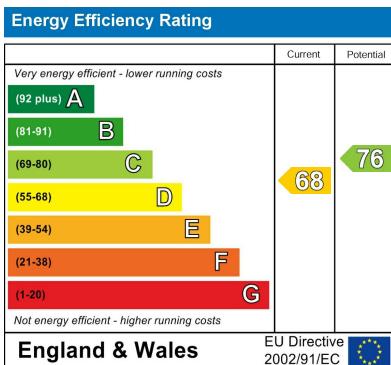
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made via Metropix 02025



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