



Newton Road, Burton-on-Trent



Guide price £365,000



## Key Features

- Stunning Detached Bungalow
- Heavily Extended To The Rear
- Large Garden Plot
- Beautifully Presented Throughout
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Situated on this ever popular road with open aspects towards the river Trent this large extended detached bungalow is worthy of an internal inspection on order to appreciate the level of accommodation on offer which in brief comprises: - L-shaped entrance hall, large living room, stunning open plan re-fitted kitchen diner, utility room with boiler room off, two double bedrooms (formerly three bedrooms) and re-fitted bathroom. Outside to the front is a deep fore garden and driveway which provides extensive parking and leads to a detached garage which has been converted into a store and office. Beyond which lies a lively landscaped, well screened garden.



#### Accommodation In Detail

Half obscure double glazed entrance door with obscure double glazed light to side leading to:

#### Impressive Entrance Hall 2.58m x 1.68m extending to 4.32m

having quality fitted Karndean flooring with inlay border detail, access to loft space and one central heating radiator.

#### Rear Sitting Room 3.70m x 5.40m (12'1" x 17'8")

having Upvc double glazed window to side elevation with integrated blind, Upvc double glazed French doors with double glazed lights to either side, one central heating radiator, coving to ceiling, fitted wall light points and inset fitted plasma style electric fire.

#### Stunning Open Plan Kitchen 8.26m x 3.1m narrowing to 2.58m

featuring:

#### Kitchen Area 3.14m x 3.47m (10'4" x 11'5")

having a lovely array of high gloss grey fronted base and eye level units with complementary slate effect low profile work

surfaces over, fitted AEG electric oven and microwave, Zanussi induction hob with contemporary chrome double extractor over, integrated fridge, polycarbonate sink and draining unit, low intensity spotlights to ceiling, timber effect Karndean flooring and Upvc double glazed window to front elevation with integrated blinds.

#### Dining Living Area 5.1m x 2.61m extending to 3.1m

having vaulted ceiling with integrated spotlights, large window to rear gable, Upvc double glazed French doors to side elevation, fitted Karndean timber effect flooring and one central heating radiator.

#### Utility Room 3.83m x 1.46m (12'7" x 4'10")

having plumbing for washing machine, slate effect rolled edged working surfaces, one central heating radiator, Upvc double glazed windows to side and rear elevations and half double glazed stable door to rear.

#### Boiler Room

having storage and fitted Ideal condensing combi gas fired central heating boiler.

#### Master Bedroom 3.54m x 2.7m extending to 5.39m

having twin Upvc double glazed windows to front elevation, one central heating radiator and coving to ceiling.

#### Bedroom Two 2.73m x 3.20m (9'0" x 10'6")

having Upvc double glazed window to side elevation and one central heating radiator.

#### Bathroom

having modern white suite comprising panelled bath with shower over, vanity wash basin with cupboards under, low level wc, ceramic tiling to floor and walls, obscure Upvc double glazed windows to side elevation, coving to ceiling and heated chrome ladder towel radiator.





### Outside

To the front is a deep fore garden and a driveway provides extensive off road parking and leads to a detached garage with rear courtesy door which in turn leads to an inner block paved courtyard. Beyond which lies a lovely, private, enclosed garden screened by timber fencing and featuring a good sized decking and patio area, shaped lawn and further decking areas. There is external water and lighting.

### Garage

having Garolla electric rolled shutter door. The garage has been partitioned off to include a large store and office area.

**Store** 3.16m x 2.67m (10'5" x 8'10")

**Office** 2.44m x 2.56m (8'0" x 8'5")

having fitted laminate flooring, Upvc double glazed windows to side and rear and obscure Upvc double glazed door opening out to the rear courtyard.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

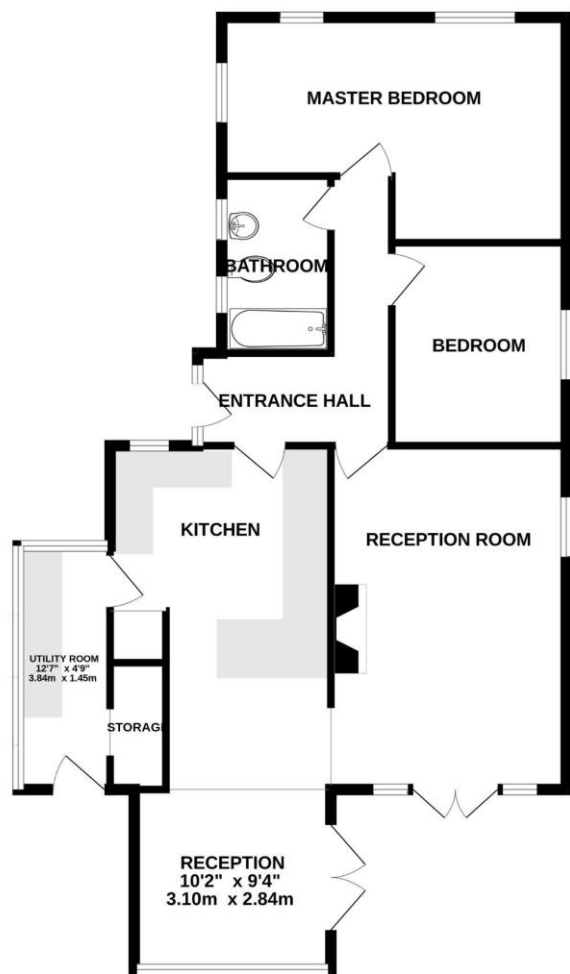
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.

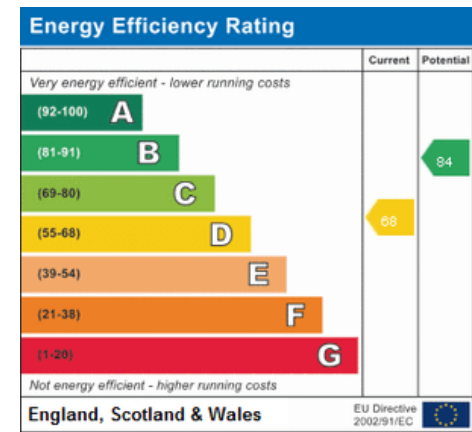


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TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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