



Newton Road, Burton-on-Trent



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Guide price £370,000



## Key Features

- Distinctive Period Edwardian Residence
- Well Established & Envious Location
- Good sized Mature Gardens
- Four Bedrooms
- Two Reception Rooms
- Off Road Parking
- EPC rating E
- Freehold





An elegant period residence in this well established residential location approximately 1 mile from Burton town centre. The property offers elegant period accommodation complemented by good sized gardens together with ample off road parking. The property will benefit from some up-grading and modernisation and currently offers very attractive accommodation which in brief comprises: - two elegant reception rooms, large kitchen with living area and on the first floor a landing leads to four good sized bedrooms, en-suite shower room and a well appointed bathroom. There is also a large cellar. There is a large mature garden to the rear together with lean-to and store shed/garage.

#### Accommodation In Detail

Glazed entrance door with coloured light over leading to:

#### Reception Hall

having a winding staircase rising to first floor, wood effect flooring, fitted dado rail, cornice detail to ceiling and door to cellar.

#### Lounge 3.92m x 9.85m (12'11" x 32'4")

having one central heating radiator, Victorian style fireplace housing open fire, window to front elevation, one central heating radiator and coving to ceiling.

#### Dining Room 3.92m x 3.94m (12'11" x 12'11")

having bay window to front elevation, window to side, wall light points, one central heating radiator, picture rail and coving to ceiling.

#### Living Kitchen

featuring:

#### Kitchen Area 3.92m x 3.21m (12'11" x 10'6")

having acrylic sink with mixer tap set into leatherette worktop with wooden trim and tiled surrounds, ample range of oak fronted base cupboards and drawers, matching wall mounted units, dresser unit, full height built-in cupboards adjacent to chimney breast which provides housing for a range style cooker, recessed ceiling lights, windows to side and rear elevations and part glazed door leading to rear garden.

#### Living Area 3.92m x 3.21m (12'11" x 10'6")

having pine wood flooring, Victorian style fireplace housing an open fire on a tiled hearth, one central heating radiator, fitted picture rail and coving to ceiling.

#### Cellars

The cellars are divided into two rooms.

#### Room One 3.89m x 4.58m (12'10" x 15'0")

#### Room Two 4.12m x 3.57m (13'6" x 11'8")

#### On The First Floor

#### Landing

having dado rail and skylight.

#### Bedroom One 4.59m x 3.87m (15'1" x 12'8")

having picture rail, one central heating radiator and window to front elevation.

#### En-Suite

having double width shower cubicle, wc, free-standing wash basin set on a wooden stand, tiled surrounds, wood effect flooring, window to front elevation and ladder style radiator.





**Bedroom Two** 3.49m x 4.19m (11'6" x 13'8")

having one central heating radiator, windows to front and side elevations and wood effect laminate flooring.

**Bedroom Three** 3.51m x 2.95m (11'6" x 9'8")

having full height built-in cupboard with hot water tank, window to side elevation and one central heating radiator.

**Bedroom Four** 3.23m x 4.04m (10'7" x 13'4")

having one central heating radiator, window to rear elevation and built-in full height cupboard adjacent to the chimney breast.

**Bathroom** 4.66m x 1.92m (15'4" x 6'4")

having 'His & Hers' wash basins, wc, free-standing bath, separate corner shower cubicle, tiling to floor and walls, one central heating radiator and window to rear elevation.

**Outside**

To the front of the property is a driveway which provides ample car standing and gives access to the former garage to the side of the property. There is a large lean-to to the side, beyond which is a further lean-to. To the rear is a very well established garden, divided into three "rooms" with a variety of shrubs, plants and trees.

**Lean-To** 6.93m x 2.06m (22'8" x 6'10")

**Second Lean-To** 3.99m x 2.45m (13'1" x 8'0")



## 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

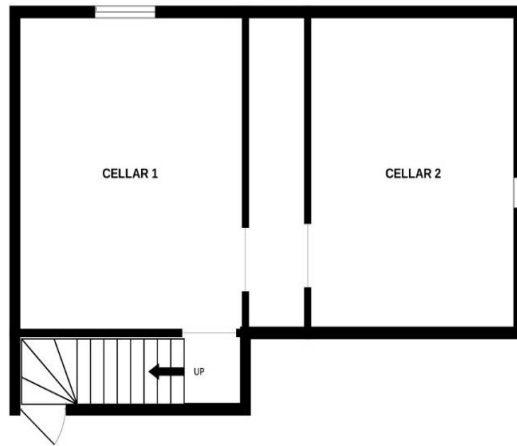
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

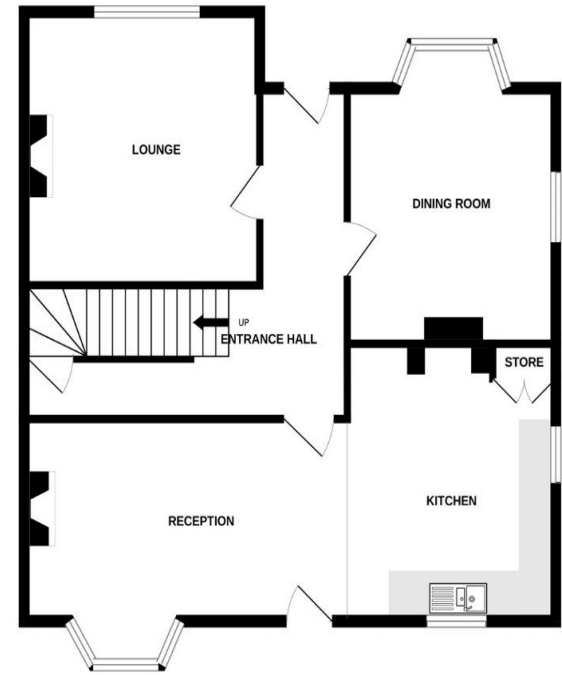
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



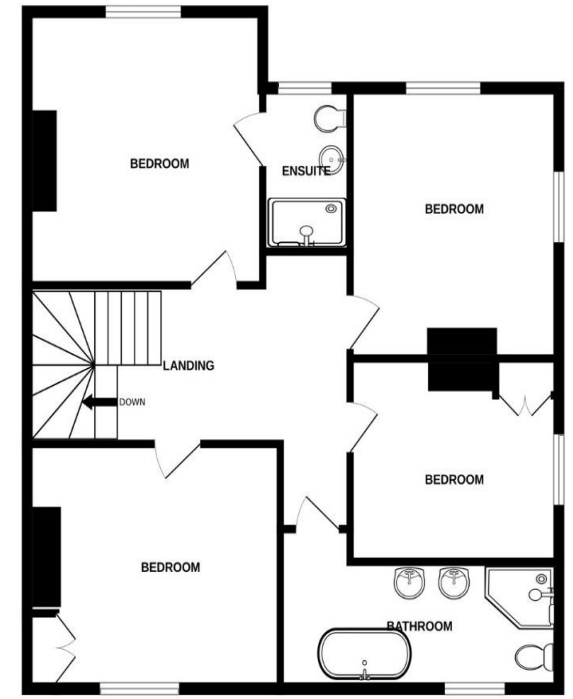
BASEMENT  
458 sq.ft. (42.5 sq.m.) approx.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	