



Burton Road, Midway, Swadlincote



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Guide price £950,000



Key Features

- Stunning Five Bedroomed Family Home
- Bespoke One Off Design
- High Quality Specification Throughout
- Four Superb Reception Rooms
- New Build Construction to be Ready Spring 2025
- Large Landscaped Gardens
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale Woodbury, an architect designed family home built to an exacting high specification set upon an exclusive development of just two landmark homes. Built with attention to detail the home requires an internal inspection in order to appreciate the size and quality of accommodation on offer. For further details contact Simon Shilton at Newton Fallowell on 01283 564657 or email simon.shilton@newtonfallowell.co.uk

Accommodation In Detail

Reception Hall 4m x 3m (13'1" x 9'10")

having staircase rising to first floor and understairs area with heating manifold system.

Guest Cloak Room

having

Front Sitting Room

having Upvc double glazed window to front elevation and pocket doors opening through to:

Rear Reception Room 5.85m x 5.1m (19'2" x 16'8")

having Upvc double glazed French doors opening onto the rear and pocket doors leading through to:

Stunning Dining Kitchen 8.57m x 3.86m (28'1" x 12'8")

having quadruple skylights to ceiling, Upvc double glazed windows to rear elevation and bi-fold doors to rear.

Reception Room 2.8m x 2.7m (9'2" x 8'11")

Reception Room 3.29m x 2.8m (10'10" x 9'2")

On The First Floor

Landing

having staircase rising to second floor and large airing cupboard.

Master Two 4.58m x 4m (15'0" x 13'1")

having Upvc double glazed window to front elevation.

En-Suite

having high quality suite.

Bedroom Three 3.9m x 4.64m (12'10" x 15'2")

having Upvc double glazed window to rear elevation.

En-Suite

having high quality suite.

Bedroom Four 3.28m x 4.55m (10'10" x 14'11")

having dual aspect windows to front and rear elevations.

Bedroom Five 3.6m x 3.38m (11'10" x 11'1")

having Upvc double glazed window to front elevation.

Family Bathroom

having high quality four piece suite.



On The Second Floor

Landing

having glazed atrium providing plenty of natural light.

Magnificent Master Bedroom Suite

having Velux rooflights to rear and side elevations and double glazed glass atrium.

En-Suite

having high quality suite and glass atrium.

Services

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

Measurement

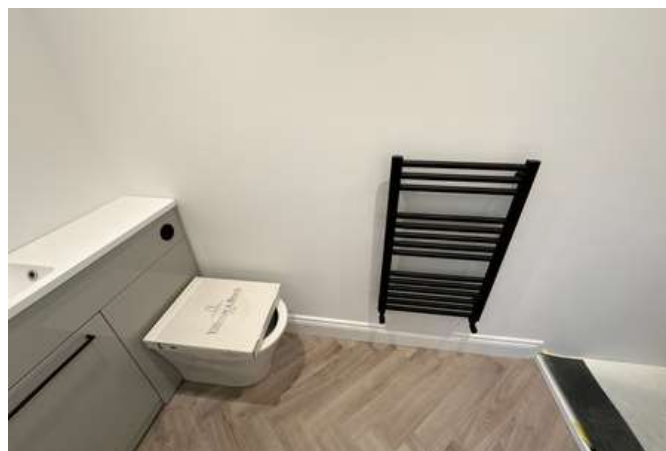
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

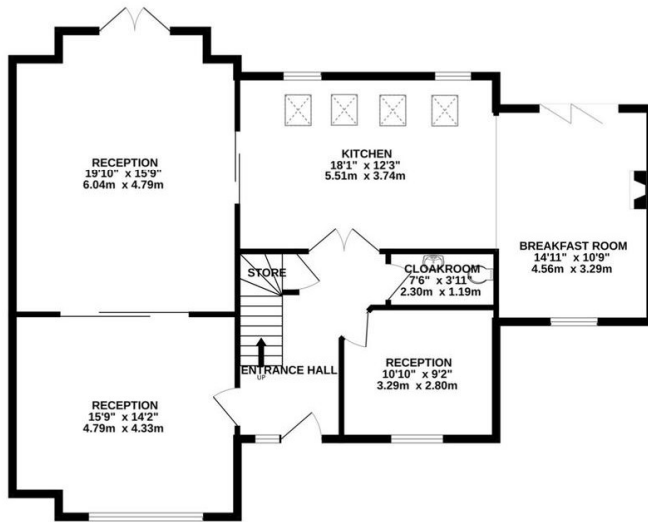
Note

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

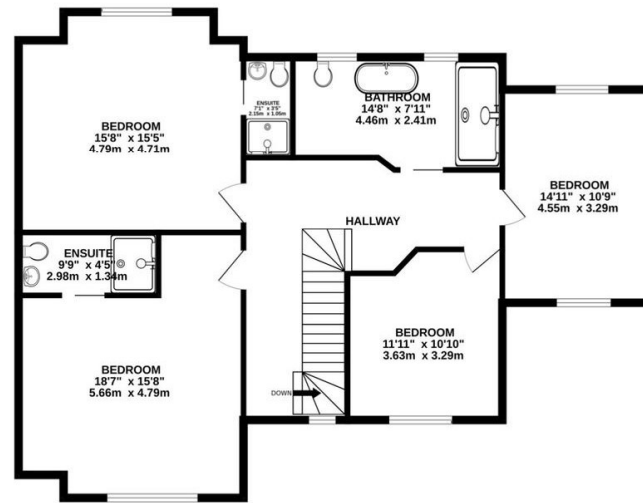




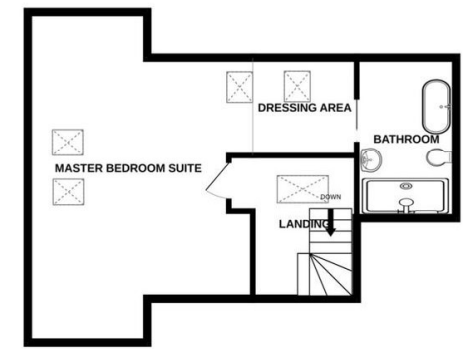
GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 2792 sq.ft. (259.4 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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