



Newton Road, Burton-on-Trent



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£475,000



Key Features

- Individual Detached Property
- Three Bedrooms With Annex Area
- Highly Desirable Location
- En-Suite To Master Bedroom
- Backing Onto River Trent & Washlands Beyond
- Extensive Driveway & Double Garage
- EPC rating C
- Freehold





Situated in this highly desirable location, this home provides wonderful views over the River Trent. This individual, detached, extremely deceptive two storey home must be viewed in order to appreciate the standard of accommodation on offer. With both gas fired central heating and Upvc double glazing the home has only had one owner since its original construction. The ground floor accommodation comprises an: - entrance lobby, entrance hall, guest cloak room/shower room, large impressive main reception room, dining room and good sized fitted kitchen. The main reception room has patio doors opening out on to the balcony and bi-fold doors opening into dining room. The dining room has patio doors opening to the balcony. On the lower level there are three very well proportioned bedrooms, the master suite having built-in wardrobes and en-suite bathroom. There is also a family bathroom. A further doorway leads to a large open plan living area with conservatory off and large ancillary room. It is thought that with careful adaptation that a separate annex could be created for independent living.

Accommodation In Detail

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

Entrance Lobby 1.9m x 1.55m (6'2" x 5'1")

having coving to ceiling, one central heating radiator and obscure glazed door leading to:

Entrance Hall

having staircase leading down to the basement floor, one central heating radiator, fitted wall light point, thermostatic control Hive for central heating and courtesy access door to garage.

Guest Cloak Room/Shower Room 1.8m x 1.87m (5'11" x 6'1")

having modern white suite comprising quadrant shower enclosure, corner push button wc, corner pedestal wash basin, full tiling complement to floor and majority to walls, obscure Upvc double glazed window to front elevation, heated chrome ladder towel radiator and fitted extractor vent.

Kitchen 4.82m x 2.33m (15'10" x 7'7")

having a good range of high gloss white fronted base and eye level units with complementary rolled edged working surfaces, four ring electric hob, electric Hotpoint double oven, integrated fridge/freezer and dishwasher, stainless steel sink and draining unit, ceramic tiling to floor, fitted kickstrip heater, two Upvc double glazed windows to front elevation and obscure half double glazed door to side with access to garden.

Main Reception Room 6.87m x 5.42m (22'6" x 17'10")

having feature fireplace with tiled backplate and hearth together with inset living flame gas fire, low intensity spotlights to ceiling, coving to ceiling, one double central heating radiator and three large double glazed picture windows. Patio doors open out to the balcony and bi-fold door open into the dining room. This spectacular room enjoys wonderful views over the river Trent and Washlands beyond.

Dining Room 4.8m x 2.95m (15'8" x 9'8")

having sliding Upvc double glazed French doors leading out to balcony, one central heating radiator, obscure Upvc double glazed window to side elevation and coving to ceiling.



On The Basement Level

Inner Hallway

having one central heating radiator, coving to ceiling, fitted smoke alarm and cloaks cupboard with extensive shelving and hanging space.

Master Bedroom

having one double central heating radiator, coving to ceiling, built-in double wardrobes with sliding doors, Upvc double glazed window to side elevation and Upvc double glazed patio doors opening out to the rear patio area.

En-Suite Shower Room

having suite comprising shower enclosure with thermostatically controlled electric shower, pedestal wash basin, low level wc, coving to ceiling, one central heating radiator, half tiling complement to walls and full tiling to shower area.

Bedroom Two 3.72m x 2.9m (12'2" x 9'6")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Bedroom Three 2.35m x 3.7m (7'8" x 12'1")

having coving to ceiling, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom

having panelled bath, pedestal wash basin, low level wc, over-sized shower enclosure which is fully tiled, half tiling complement to walls, ceramic tiling to floor, heated chrome ladder towel radiator, coving to ceiling and fitted extractor vent.

Annex Area 5.28m x 5.44m (17'4" x 17'10")

featuring:

Utility Area

having an extensive range of fitted timber effect white fronted units, polycarbonate sink and draining unit, plumbing for washing machine, coving to ceiling and ancillary adjoining room with double glazed window overlooking the Trent, coving to ceiling and one double central heating radiator.



Conservatory 2.9m x 2.8m (9'6" x 9'2")

having one central heating radiator, tri-polycarbonate panelled roof, Upvc double glazed units with various top openers and French doors opening out to the rear garden.

Ancillary Store 8.28m x 2.6m (27'2" x 8'6")

Providing fabulous storage and having obscure Upvc double glazed door leading out to the rear garden.

Outside

A driveway to the northern boundary provides ample parking and leads to the attached double garage. The garden is predominantly to the rear and is designed for ease of maintenance and open onto the River Trent.

Double Garage 5.47m x 5.55m (17'11" x 18'2")

having access to loft space, Upvc double glazed window to rear elevation, twin remote controlled electric garage doors and condensing combi Worcester gas fired central heating boiler.

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

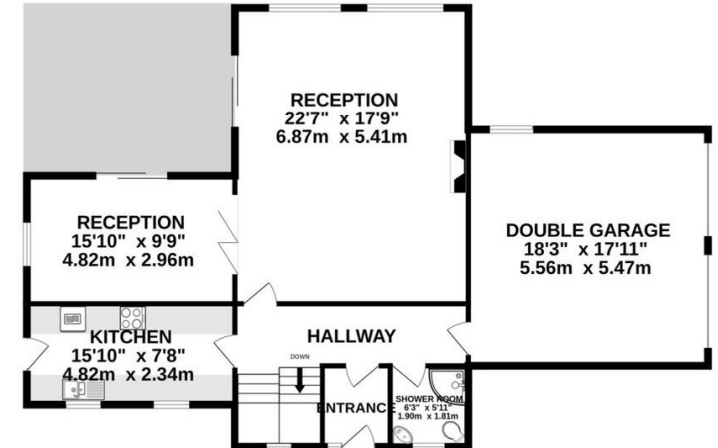
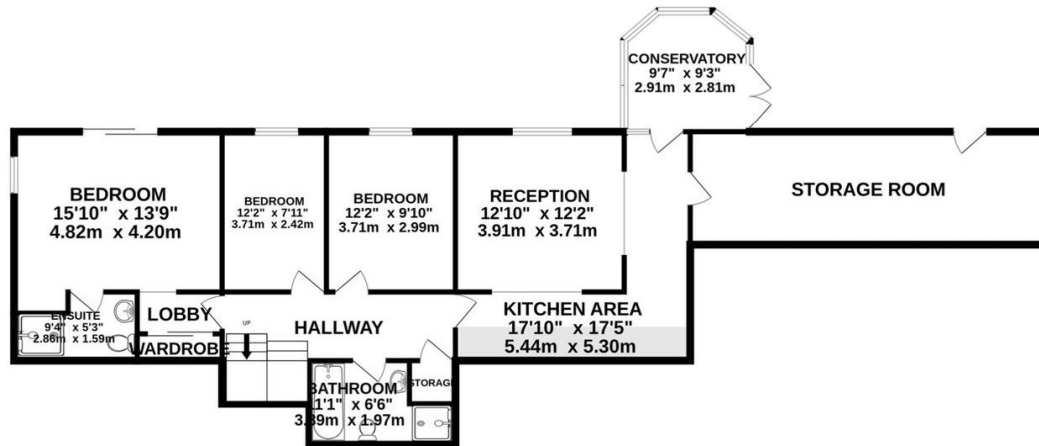
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.





BASEMENT
1303 sq.ft. (121.0 sq.m.) approx.

GROUND FLOOR
1192 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 2495 sq.ft. (231.8 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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