



Newton Road, Burton-on-Trent



2



1



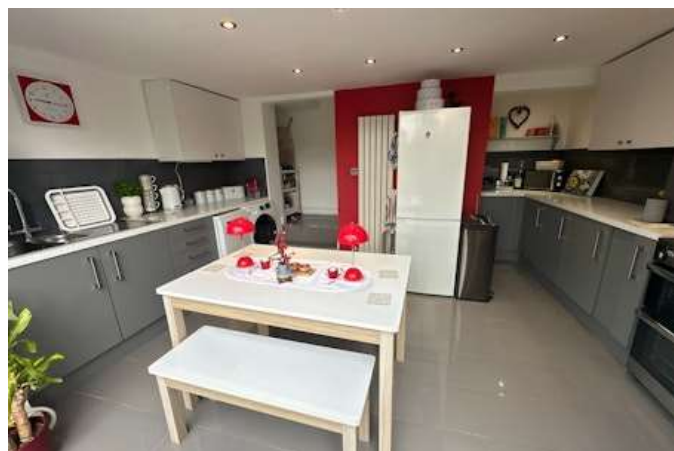
2

£250,000



Key Features

- Delightful River Front Cottage
- Beautifully Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Versatile Accommodation Arranged Over Three Levels
- Wonderful Position Overlooking The Mill Stream Off The Trent
- Large Fitted Dining Kitchen With Bi-Fold Doors
- EPC rating D
- Freehold





Situated on the ever popular Newton Road this delightful cottage offers a good array of versatile accommodation set over three levels. On the ground floor an entrance hall with guest cloaks off leads to the large front sitting room and an inner lobby with a staircase to the basement level which opens through to a further reception room/bedroom three. On the basement level is a large well fitted dining kitchen with bi-fold doors opening out to the rear patio and on the first floor a landing leads to two bedrooms and a 'Jack & Jill' en-suite shower room.

Accommodation In Detail

Contemporary Upvc composite entrance door leading through to:

Entrance Hall

having staircase rising to first floor.

Guest Cloak Room

having low level wc, vanity wash basin with cupboard under, obscure Upvc double glazed window to rear elevation and ceramic tiling to floor.

Front Sitting Room 3.38m x 4.6m (11'1" x 15'1")

having Upvc sash window to front elevation, Upvc double glazed window to side, one central heating radiator and fitted meter cupboard.

Inner Lobby

having staircase leading to basement level and low intensity spotlights to ceiling.

Bedroom Three/Reception Room

having one central heating radiator and Upvc double glazed French doors opening to a Juliet balcony and overlooking the rear garden, River Trent and open ground beyond.

Basement Level

Lobby

leading to:

Dining Kitchen

having a lovely array of grey fronted base units and white wall mounted units with complementary rolled edged working surfaces with iridescent flecks, stainless steel sink and draining unit, cream vertical central heating radiator, low intensity spotlights to ceiling, plumbing for washing machine and dishwasher, high gloss grey ceramic tiling to floor and triple bi-fold doors opening onto the rear patio.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Bedroom One 4.26m x 3.38m (14'0" x 11'1")

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

Bedroom Two

having Upvc double glazed sash window to rear elevation, one central heating radiator, feature ornate cast iron fireplace set into the chimney breast and access to loft via wooden ladder.

Jack & Jill En-Suite

having modern suite featuring vanity wash basin, low level wc, over-sized shower enclosure with multi jet shower, full tiling complement to two walls, ceramic tiling to floor, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling and heated chrome ladder towel radiator.



Outside

To the front of the property is a concrete patterned driveway providing off road parking and a side pathway and steps lead to the rear garden. To the rear is a lovely garden with seating areas overlooking the stream and fields beyond.

Note

We are informed by the client that the property enjoys fishing rights.

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.

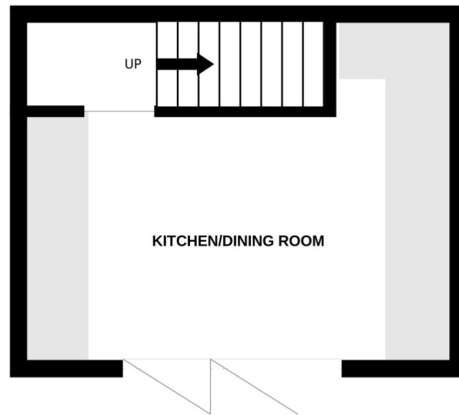
Note

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.

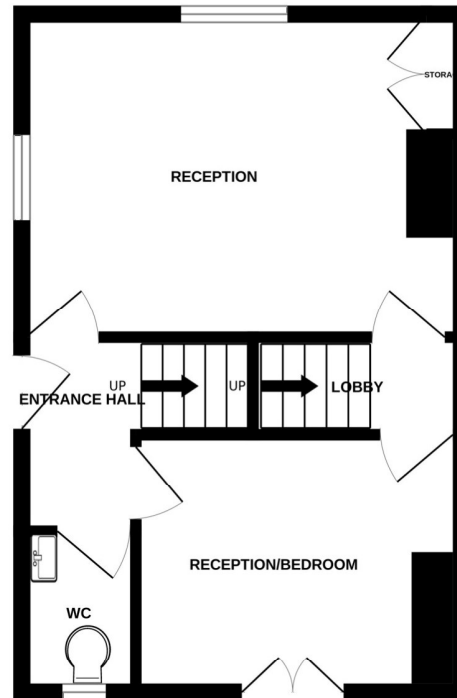




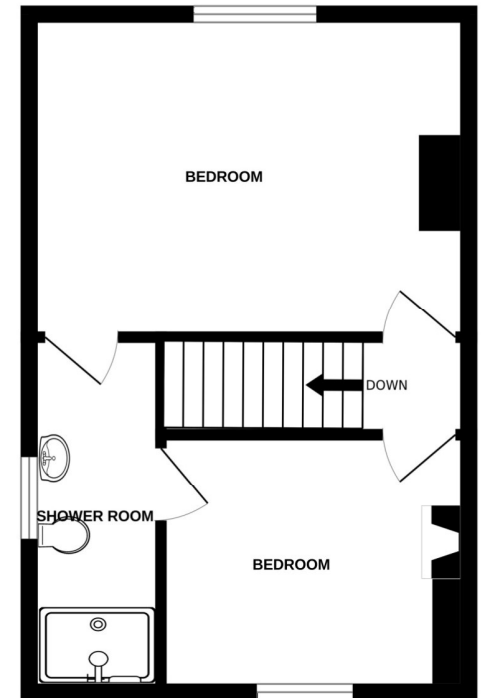
BASEMENT
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

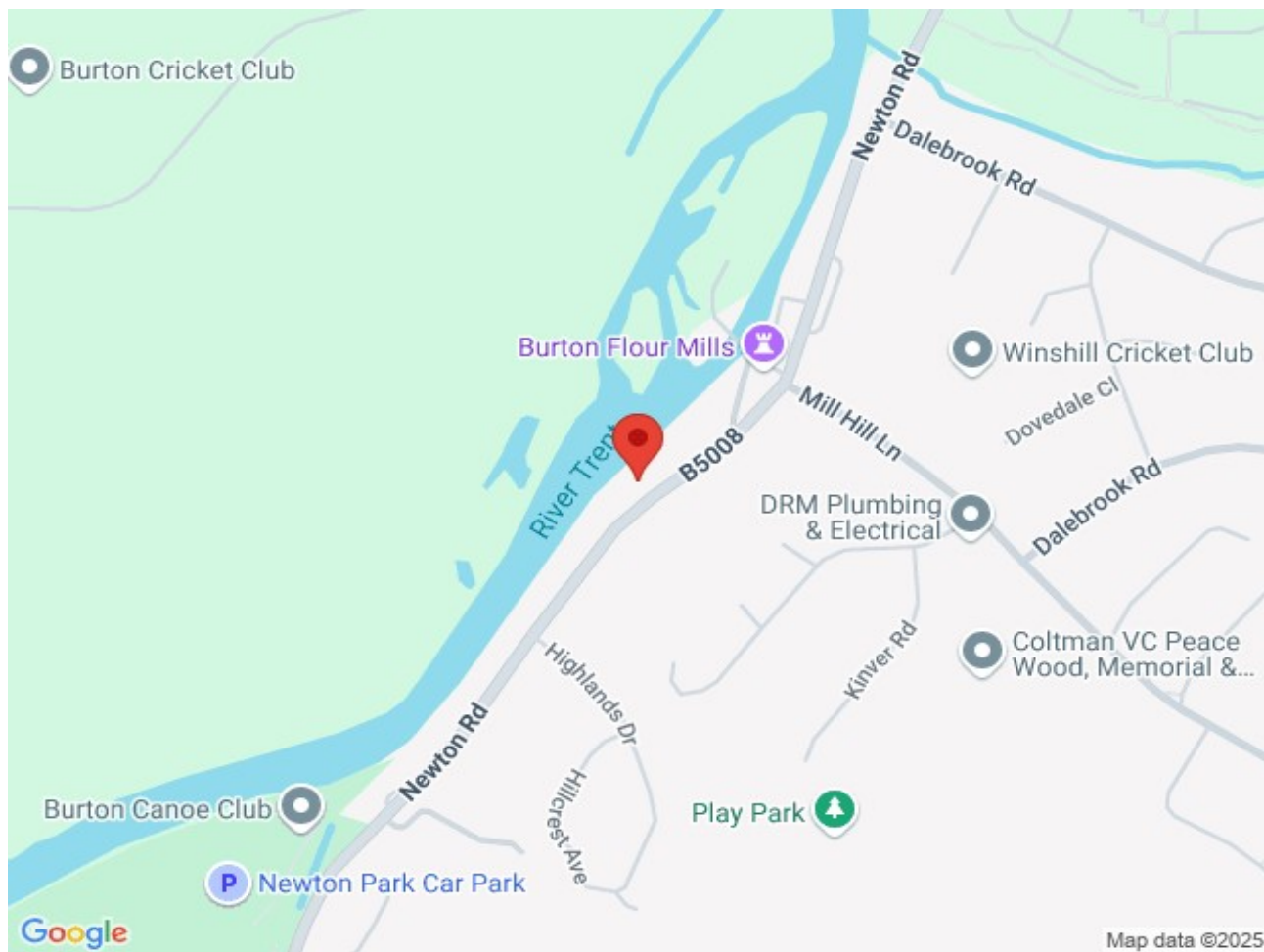


1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		