

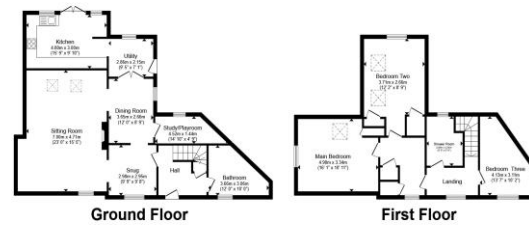


**The Old Bakehouse, Hollybush Road, Newborough,
Burton-On-Trent. DE13 8SF**

welcome to

The Old Bakehouse, Hollybush Road, Newborough, Burton-On-Trent

Bagshaws Residential are delighted to bring to the market this refurbished circa 18th Century residence which is full of character and charm and VIEWING IS ESSENTIAL to appreciate.



Total floor area 162.1 m² (1,745 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hall:

Having tiled flooring; stairs to the first floor accommodation; central heating radiator; storage cupboard; door leading to:

Snug:

9' 7" x 9' 6" (2.92m x 2.90m)

With tiled flooring; central heating radiator; window with shutters to the front elevation; opening into dining room and also into:

Sitting Room:

22' 11" x 13' 9" max (6.99m x 4.19m max)

Having windows to the front and side elevations; feature brick fireplace housing a log burning stove; wood effect flooring; beams to the ceiling; central heating radiator.

Dining Area:

12' x 8' 8" (3.66m x 2.64m)

With wood effect flooring; central heating radiator; window to the side elevation; door leading into study/playroom; double doors leading into:

Utility Room:

9' 4" into recess x 7' (2.84m into recess x 2.13m)

With door leading out to the rear elevation; central heating boiler; tiled flooring; window to the rear elevation; opening into:

Kitchen:

15' 9" into recess x 9' 9" max (4.80m into recess x 2.97m max)

A fitted kitchen comprising Belfast sink set in a base unit; further base, wall and drawer units; complementary timber work surfaces; range style oven with gas hob and cooker hood over; integrated dishwasher; space for an American style fridge freezer; tiled flooring; two windows to the rear elevation; French doors leading out to the garden; central heating radiator.

Study / Play Room:

Irregular Shaped Room x (x)

Having wood effect flooring; window to the rear elevation; central heating radiator.

Ground Floor Bathroom:

Having freestanding roll top bath; enclosed shower cubicle with wall mounted shower; low level wc; wash hand basin; central heating radiator; complementary wall and floor tiling; window to the front elevation.

Stairs Leading To:

First Floor Landing:

With window to the front elevation; doors off to:

Shower Room:

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; wood effect flooring; window to the rear elevation; door leading into:

Inner Lobby:

With window to the front elevation; storage cupboards; doors off to:

Main Bedroom:

16' 1" x 10' 10" (4.90m x 3.30m)

With window with shutters to the side elevation; sky light window; wood effect flooring; storage cupboard. Restricted head height.

Bedroom:

12' excluding recess x 8' 9" (3.66m excluding recess x 2.67m)

Having window to the rear elevation; two sky light windows; central heating radiator; wood effect flooring; two storage cupboards. part restricted head height.

Bedroom:

Irregular Shaped Room x (x)

With wood effect flooring; central heating radiator; window to the front elevation. Part restricted head height.

Exterior:

Accessed further along Hollybush Road is a driveway leading to private gated gravel driveway providing off road parking with the rear garden consisting of lawned area with mature shrub plantings, paved patio area and timber fenced boundaries.

Please Note:

Photographs may have been taken using wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109876



welcome to

The Old Bakehouse, Hollybush Road, Newborough, Burton-On-Trent

- Circa 18th Century Cottage Character and Charm
- Snug. Sitting Room. Dining Room. Study/Playroom.
- Kitchen. Utility Room
- Three Bedrooms. Ground Floor Bathroom. First Floor Shower Room
- Rear Driveway. Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers over

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109876



Property Ref:
UTR109876 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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