



4 Swarbourn Court, Newborough, Burton on Trent, Staffordshire, DE13 8SB

O.I.R.O £395,000

CHAIN FREE. Located in a popular quiet village, this charming three bedroom end of terrace property offers a rare opportunity to own a home with views of fields to the rear. This property presents a delightful cottage style living environment for families and couples alike.



Mickleover: 01332 511000

Hilton: 01283 777100

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Summary

Upon entering the property, you are greeted with a tiled floor, hallway with storage and a guest cloakroom each offering unique features such as wooden doors. The lounge features a brick fireplace and an elegant wood floor, creating a cosy and inviting space for relaxation.

The open-plan kitchen is a highlight of this property, featuring wood countertops and a dining space perfect for entertaining guests. The kitchen also benefits from a picturesque field view from the window, adding a touch of serenity to your culinary experience.

This delightful home comprises three bedrooms, each offering desirable features. The first bedroom is generously spacious and includes an en-suite bathroom, as well as built-in wardrobes for ample storage. The second bedroom also includes built-in wardrobes, providing practical storage solutions and the third bedroom has built-in wardrobes and views over rolling fields.

The property also includes a family bathroom, ensuring convenience and comfort for residents.

Externally, the property offers parking facilities, a garden space, and a beautiful view, ideal for enjoying the peaceful surroundings of the village.

With the potential to extend, subject to local planning regulations, this property offers the opportunity to further enhance and customise your living space to suit your needs.

Situated in a quiet and peaceful location with walking routes nearby, this property provides a serene and idyllic setting for modern living. The property's no-chain status further adds to its appeal, making it an attractive option for those looking to make a swift move.

In summary, this end of terrace property offers a wonderful combination of character, comfort, and potential for expansion. With its fantastic views, charming features, and convenient location, this property presents a rare opportunity to secure a home in this sought-after village.

Entrance Hallway

Having a wooden front door, tiled flooring, storage cupboard and wooden doors off to;

Guest cloakroom

2'10" x 7'8" (0.87m x 2.35m)

Fitted with a two piece white suite comprising low-level WC and wash hand basin, wooden double glazed window to the side aspect and radiator.

Lounge

15'3" x 11'9" plus stairs (4.67m x 3.59m plus stairs)



Having wooden doors and flooring, brick built fireplace offering the potential to use with a multifuel stove, wooden double glazed window to the front, radiator, stairs to the first floor with storage and door off to;

Kitchen Diner

18'11" max x 15'7" max | shape. (5.79m max x 4.76m max | shape.)



Having a tiled flooring, fitted kitchen area with wooden worktops, ceramic sink with wooden double glazed window overlooking the rear garden and field views.

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Dining area



Having ample space for a dining table or a comfortable living space with, central heating radiator and a wooden double glazed door opening to;

Garden room

8'9" x 5'1" (2.69m x 1.56m)



Being brick and wooden construction with double glazed windows and doors opening to the rear garden.

Landing

With wooden double glazed window to the side aspect, loft access with potential to convert into a further room STLPP and doors off to;

Bedroom One

14'5" max x 11'9" max (4.41m max x 3.59m max)



Fitted with wooden wardrobes, wooden double glazed window to front, radiator and wooden door to;

Ensuite

8'10" x 4'2" (2.7m x 1.28m)



Fitted with a three piece suite comprising low-level WC, wash hand basin and walk-in shower cubicle. Wooden double glazed window to the side aspect and radiator.

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Bedroom Two

9'10" x 10'4" max (3m x 3.16m max)



Having a built in wooden wardrobe and dressing table, radiator and wooden double glazed window to the rear aspect.

Bedroom Three

8'2" max x 9'3" plus doorway (2.51m max x 2.83m plus doorway)



With built-in wooden wardrobe, radiator and wooden double glazed window to the rear aspect.

Bathroom

5'0" x 9'4" (1.53m x 2.87m)



Fitted with a white three piece suite comprising low-level WC, corner bath and wash hand basin. Victorian style radiator, spotlights and extractor fan.

Outside front



Set within a private courtyard with allocated parking, green areas and access to the rear garden and public pathway.

Outside rear



Having a wooden shed to the side, lawned garden with timber boundaries and fabulous views over fields.

Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

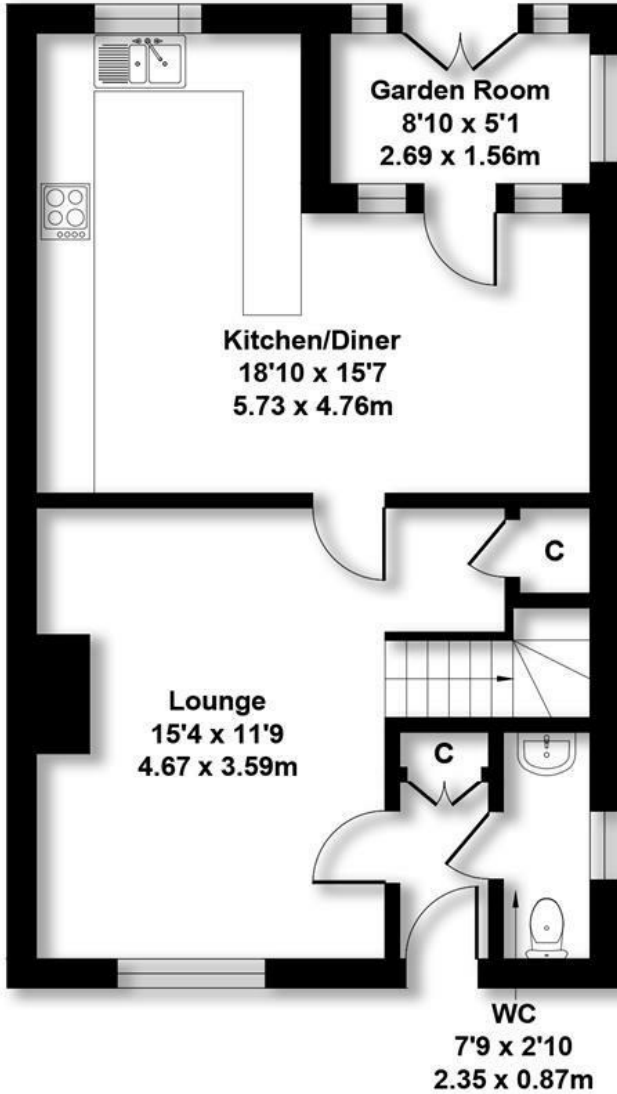
What3Words Location:

Disclaimer

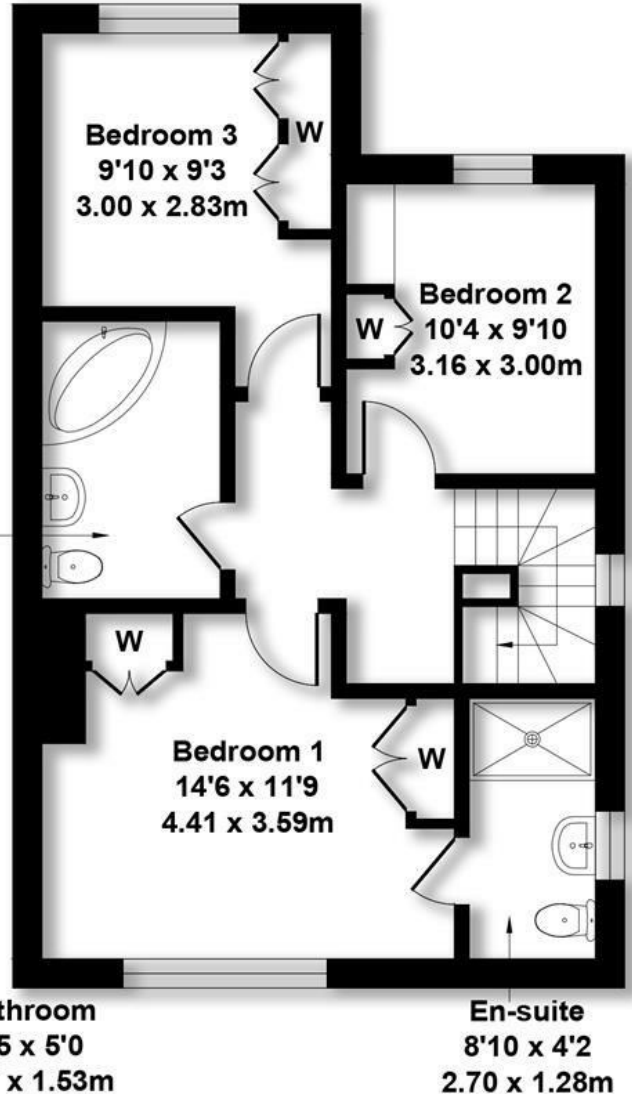
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Approximate Gross Internal Area
1141 sq ft - 106 sq m

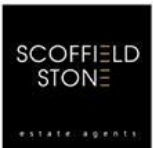


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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