

# Newton Road

Winhill, Burton-on-Trent, DE15 0TU

John German



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The image shows a bright, spacious interior of a Victorian detached house. On the left, there is a large fireplace with a brick arch and a white decorative mantelpiece. To the right of the fireplace is a bay window with white frames. Further right is a set of white double doors with large glass panels, leading outside. The room has cream-colored walls, white decorative cornices, and a chandelier hanging from the ceiling. A large, patterned rug covers the floor, and a white radiator is visible near the bay window. The overall atmosphere is elegant and classic.

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£475,000

This wonderful character Victorian detached is set on an established garden plot of approx. 0.47 acres, offering a spacious home ideal for a large family with four reception rooms, ensuite to master bedroom, cellar and a substantial garage/workshop, totalling 2520 ft2 with views of the River Trent.

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This home features an abundance of character on a wonderful 0.47 acre plot with lovely views towards the River Trent, with a light and airy interior and high ceilings enhancing the feeling of space. Set on an elevated plot with a sweeping drive leading around to a substantial garage and workshop with oversized doors, ideal for car enthusiasts or anyone seeking generous garage and workshop space.

The current owner has significantly improved the house with renovations and there is plenty of further potential to continue the work and create a stunning one of a kind home.

The porch opens though to a welcoming hall with feature staircase and doors leading off to three reception rooms, kitchen, cellar and utility.

The lounge is a stunning room with a full height bay window and French doors pouring in natural light and framing stunning views. The fireplace with log burner adds a cosy feel, making this a great room to relax in.

Across the hall is a charming character sitting room with picture rails, coving, ceiling rose and fireplace, together with dual aspect windows. (The column radiators in the photo are not connected and are available by separate negotiation).

There is a separate study/home office with fireplace and window to rear.

At the heart of the house is a spacious kitchen/diner with a high vaulted ceiling and an Aga providing the centre piece. A door links to the utility room with additional appliance space and a door to the guest WC.

Off the kitchen is a large reception room with lots of potential, having patio doors opening to the garden.

From the hall, there are stairs down to a good size cellar, perfect for wine enthusiasts.

On the first floor, the landing has a skylight has doors off to four bedrooms.

The master boasts stunning views through a large bay window and further benefits from an ensuite shower room. Bedrooms two, three and four are all generously sized and share a spacious, traditional style bathroom with a bath and separate shower.

Outside, the property is set amongst established gardens with views, and a long drive wrapping around the rear of the property with a large detached garage and workshop. To the rear, there is a woodland style garden covered by a Tree Preservation Order.

The house benefits from a charming non-estate setting, conveniently close to the town centre, with scenic riverside walks just across the road. It's a truly delightful place to be, with schools for all ages nearby, pubs within easy reach, and a range of shops just a short drive away.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

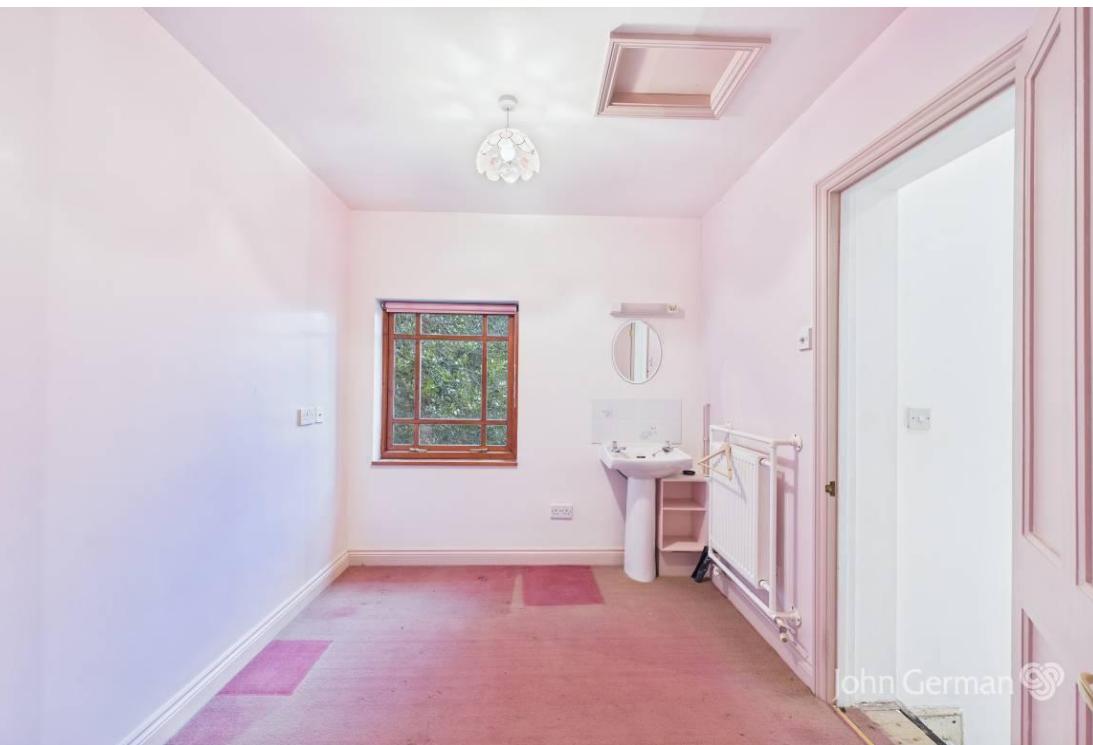
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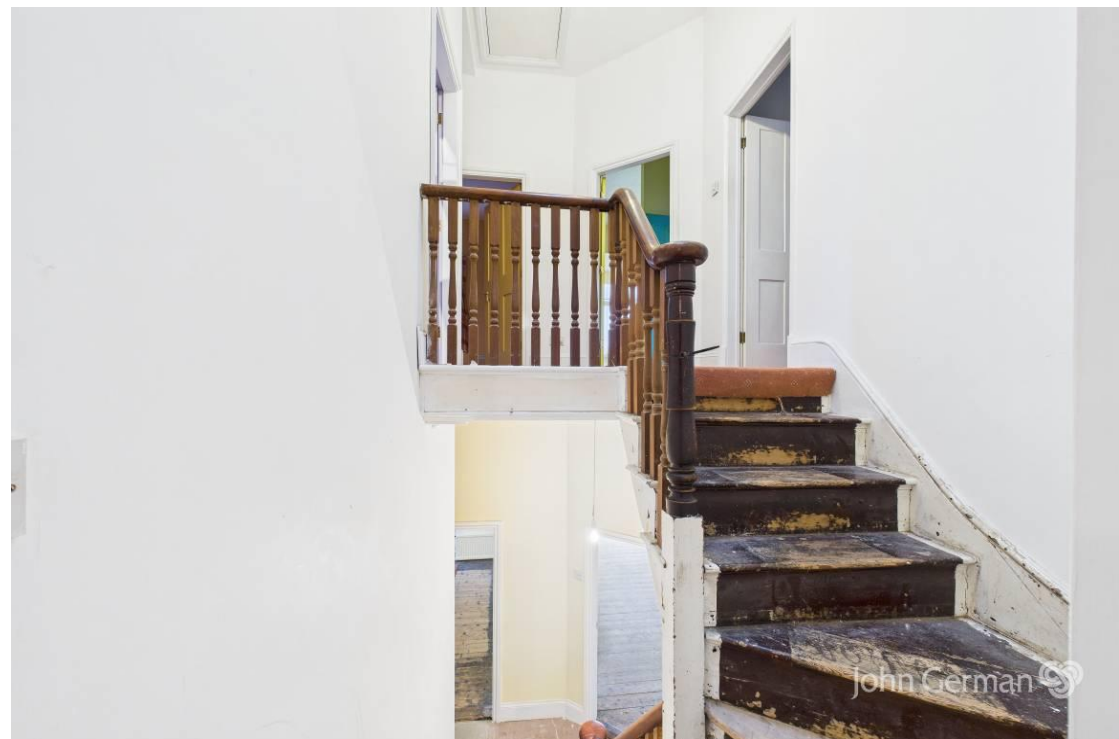
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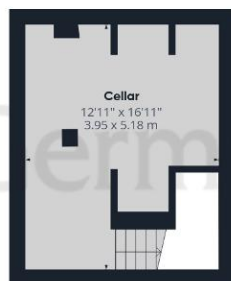




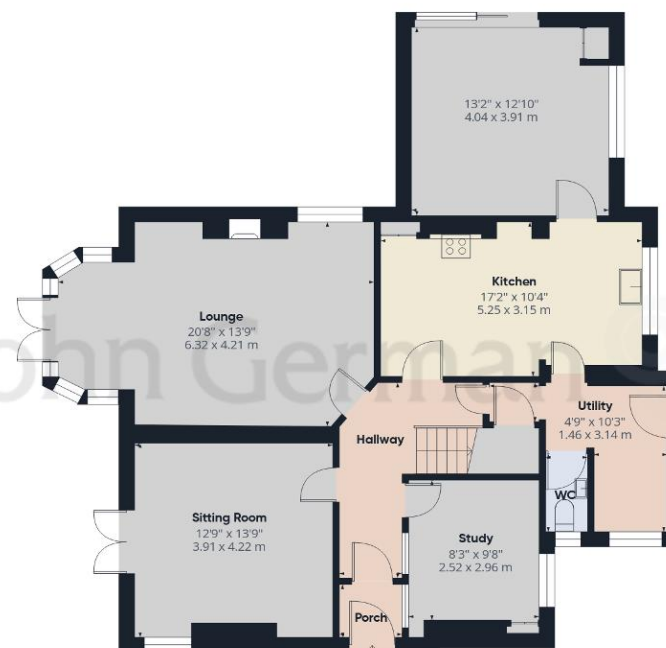








**Floor -1** Building 1



**Ground Floor** Building 1

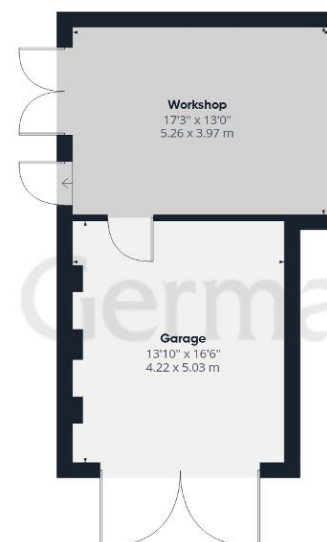
**Approximate total area<sup>(1)</sup>**

2520 ft<sup>2</sup>

234.1 m<sup>2</sup>



**Floor 1** Building 1



**Ground Floor** Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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