

# Newton Road

Winhill, Burton-on-Trent, DE15 0TR

John  
German





# Newton Road

Winshill, Burton-on-Trent, DE15 0TR

£325,000

**Set on a wonderful corner plot with river views is this beautifully presented, light & spacious detached bungalow available with no chain in a highly regarded location. There is a superb lounge opening out to gardens, good size kitchen/diner, three bedrooms & a modern shower room plus a drive & garage.**

Situated on a generous corner plot along the highly sought-after Newton Road, this beautifully extended detached bungalow offers an exceptional blend of space, light, and practicality, complete with a private drive and rear garage/workshop.

Set behind attractive, well-maintained lawned gardens with established planting, the property immediately creates a welcoming first impression. The front door opens into a bright and inviting hallway, with useful storage and access to the principal rooms.

The heart of the home is the impressive kitchen/diner—a spacious and sociable area featuring a range of stylish fitted units, contrasting work surfaces, and integrated oven and hob. There is ample space for additional appliances and a dining or breakfast table, making it ideal for both everyday living and entertaining. A large picture window, complemented by a further front-facing window, fills the room with natural light, while a side door provides easy access to the garden.

The lounge is equally appealing—light-filled and generously proportioned, with an attractive fireplace creating a cosy focal point. French doors open seamlessly onto the garden, enhancing the connection between indoor and outdoor living.

The bungalow offers three well-proportioned bedrooms. The principal bedroom enjoys a prominent front position and is particularly spacious, with dual windows capturing views across Newton Road towards the river and surrounding washlands. The second bedroom is a comfortable double with a skylight and garden outlook, while the third bedroom provides flexibility as a single room or an ideal home office. All are served by a modern, well-appointed shower room.

Outside, the property continues to impress. The rear and side gardens provide a variety of outdoor spaces, combining paved and gravelled areas for ease of maintenance, alongside a dedicated vegetable garden—perfect for those with green fingers.

To the rear, a private driveway—accessed via Dalebrook Road—leads to a compact single garage, which also lends itself well to use as a workshop.

The location is equally desirable, offering a peaceful setting within easy reach of the town centre and its range of shops and amenities. Scenic riverside walks are quite literally on the doorstep, along with convenient transport links and the popular local pub, The Sump, just a short stroll 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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 D

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

**Our Ref:** JGA/01042026

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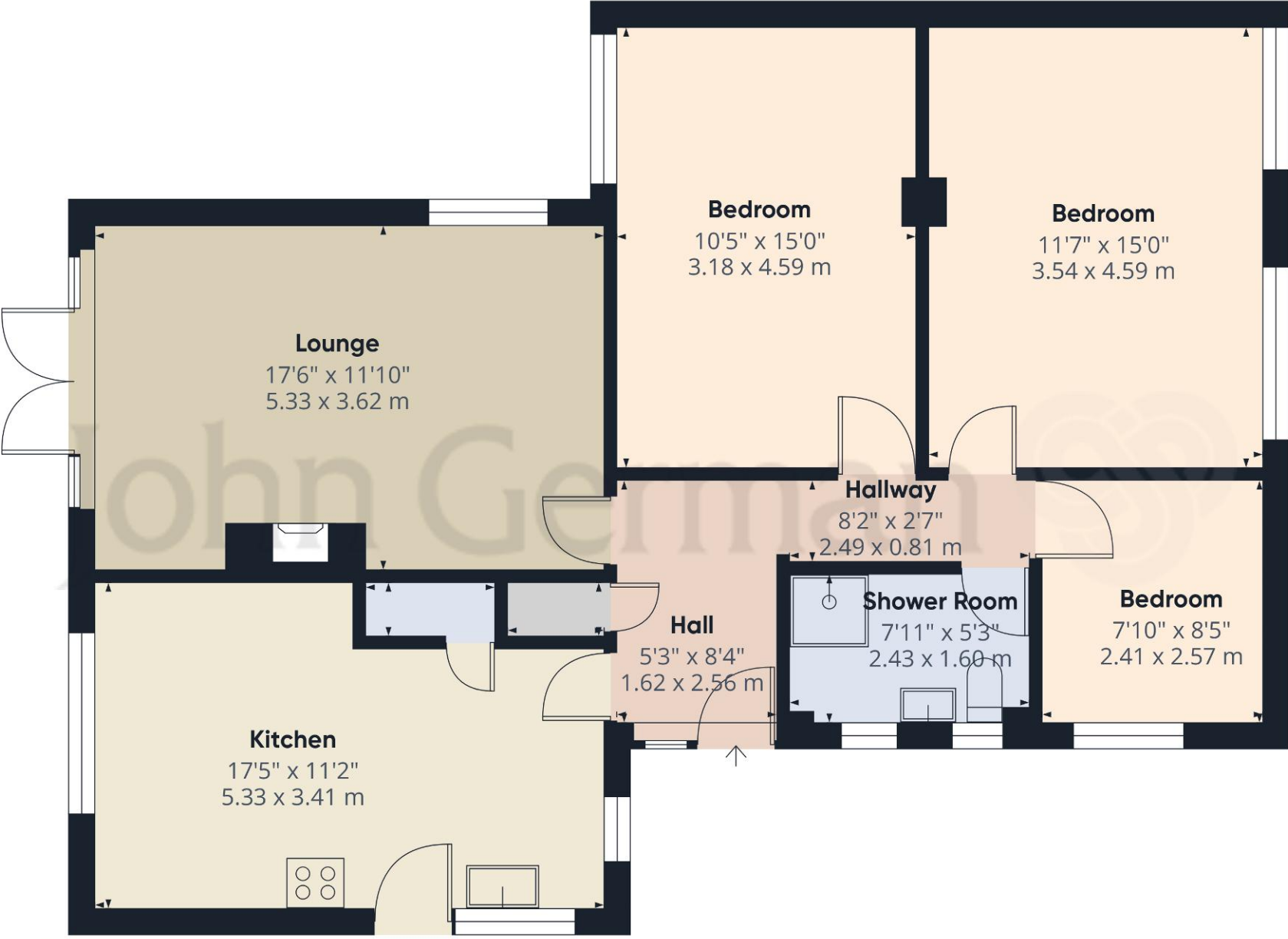












Approximate total area<sup>(1)</sup>  
919 ft<sup>2</sup>  
85.3 m<sup>2</sup>

(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.



### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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