Newton Road

Burton-on-Trent, DE15 0TU

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Guide Price £595,000

Set back from Newton Road along a private driveway, this impressive five bedroom detached home offers approximately 1,793 sq ft of beautifully presented accommodation, together with extensive gardens, excellent parking and a range of high-quality features throughout.

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Situated off Newton Road in Burton-on-Trent, the property is conveniently placed for a range of local amenities, schools, shops and leisure facilities, with Burton town centre offering a wider selection of shopping, dining and entertainment. The property also provides good access to the surrounding road network and nearby towns including Derby and Lichfield.

The welcoming entrance hallway leads into the principal living accommodation. To the left is a spacious full-length living room with ample space for a range of furniture, a log burner and bi-fold doors opening directly onto the rear patio and garden, creating a fantastic connection between the indoor and outdoor spaces.

To the right is the dining room, which has been opened into the kitchen following the removal of the dividing wall, creating a superb open-plan entertaining space. The wall could readily be reinstated should separate rooms be preferred.

The bespoke Shepherds of Cheshire kitchen is both stylish and exceptionally well equipped, featuring a floor-to-ceiling larder currently arranged as a coffee/bar area, extensive framed and fitted storage, space for an American-style fridge freezer, eye-level double oven, breakfast bar, wall and base units, standard and deep drawers, double sink, induction hob, extractor fan, integrated dishwasher and washing machine, tiled splashbacks and soft-closing doors.

A modern downstairs WC completes the ground floor.

To the first floor are five well-proportioned bedrooms. The generous principal bedroom comfortably accommodates a king-size bed, bedside tables and further furniture, with built-in double wardrobes, a separate dressing area and modern en-suite comprising walk-in shower, WC and wash hand basin.

Bedroom two is another excellent double with fitted double wardrobes, while bedroom three benefits from triple fitted wardrobes. Bedroom four is a further double bedroom with fitted double wardrobes, and bedroom five would accommodate a double bed but could equally lend itself to use as a single bedroom, nursery or home office.

The modern family bathroom comprises shower over bath, WC and wash hand basin, with both bathrooms fully tiled.

Further quality features include real oak internal doors and a matching oak staircase with glass balustrade.

The property has been extended to create a useful carport beneath, allowing vehicles to be driven from the front driveway through to the rear of the property. Here there is a detached double garage with electric doors. The property also benefits from an additional detached wooden carport positioned on a separate gravelled area opposite, providing parking for a further two vehicles.

For clarity, the only shared access is along the main strip of private road leading towards the property. The property's own driveway, carport and additional wooden carport do not require access to be given to neighbouring properties.

The gardens are a particular highlight. To the front is a generous garden, while the substantial rear garden is arranged over three tiers, predominantly laid to lawn with mature shrubs and established planting. The upper tier features a further patio, greenhouse and garden pod positioned on a raised deck, providing an excellent space to enjoy the plot and views. A further patio immediately outside the bi-fold doors is ideal for outdoor dining and entertaining. A large garden shed also provides useful additional storage.

Further benefits include solar panels and an electric vehicle charging point.

An impressive and versatile family home offering substantial accommodation, a high-specification bespoke kitchen, extensive gardens, excellent parking and a private position.

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: Traditional
Parking: Drive, carport and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: ADSL copper wire - 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
Our Ref: JGA/13082026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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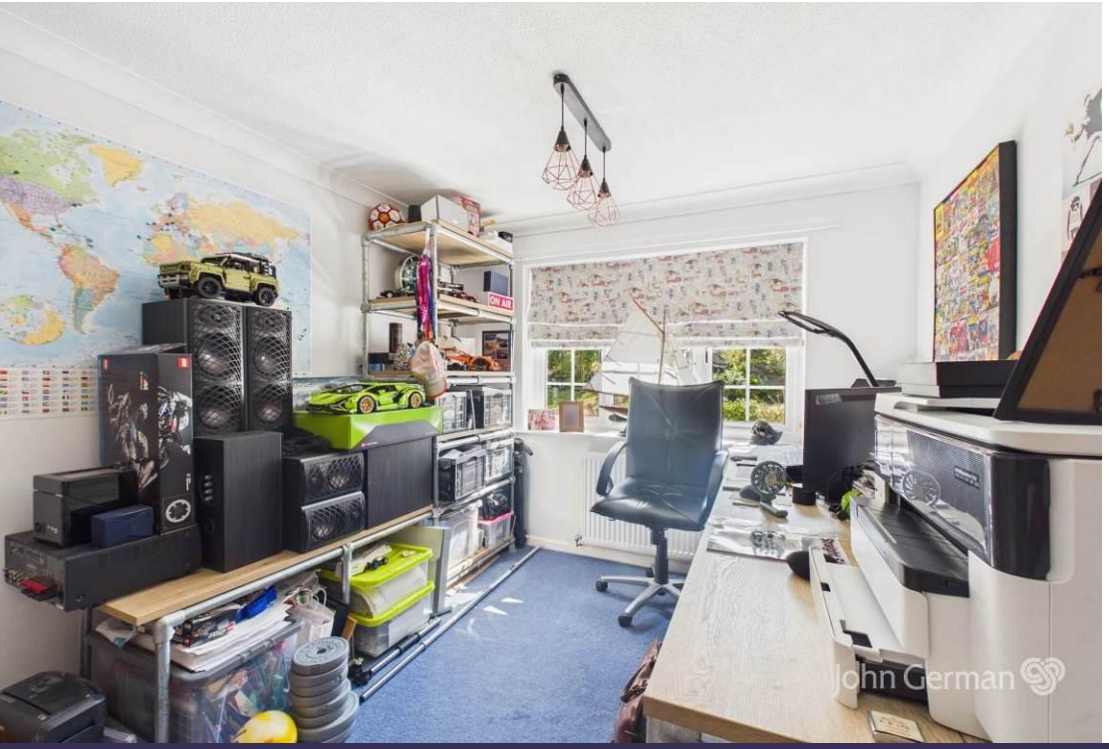
ON AIR
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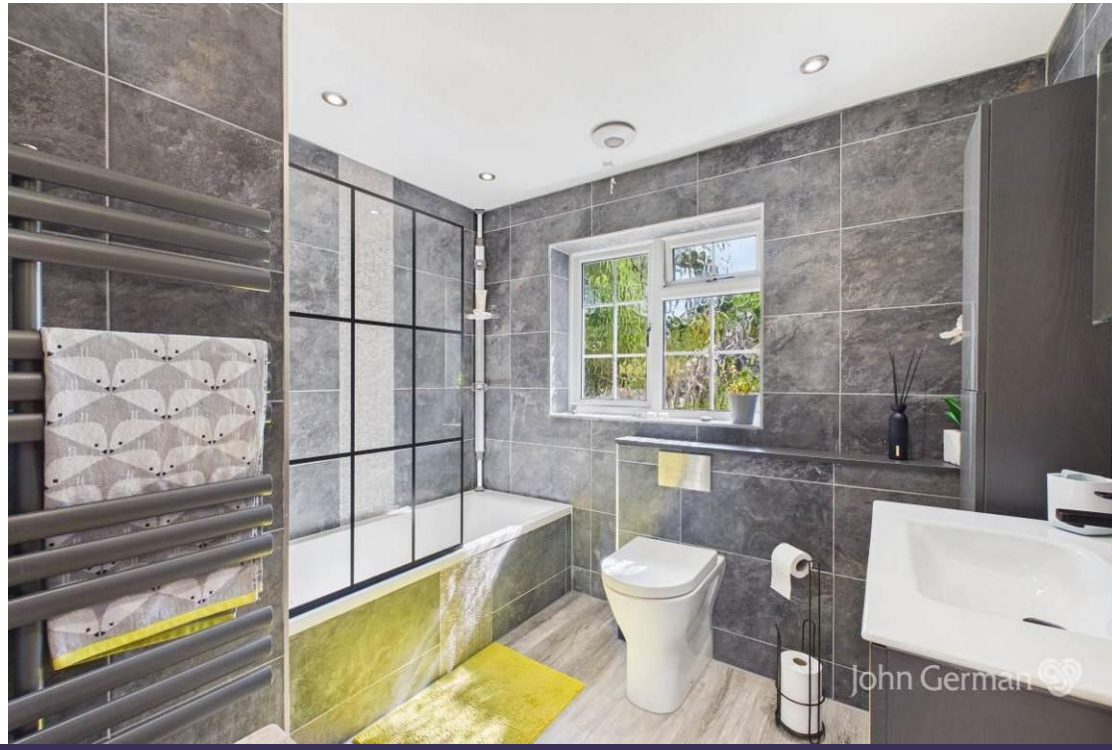
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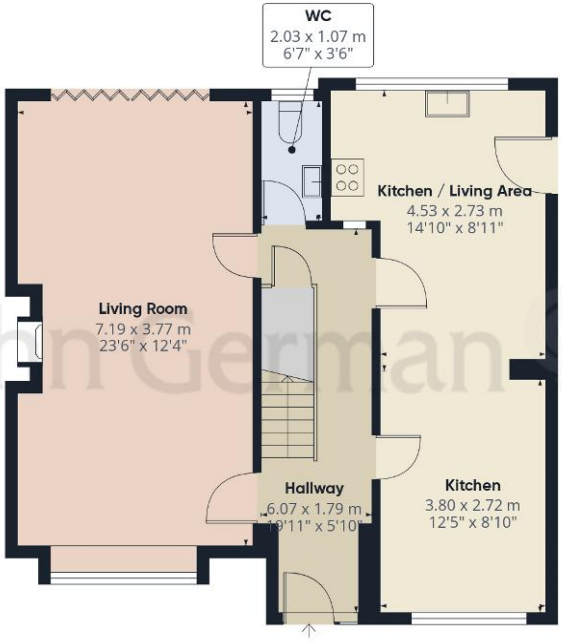
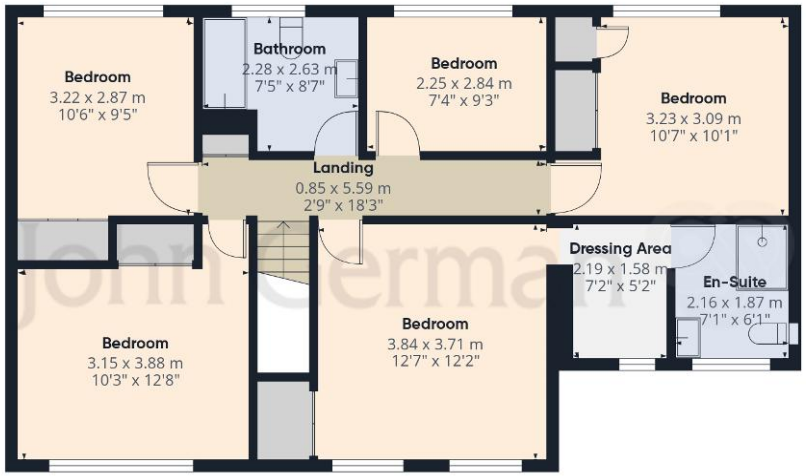


Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

166.5 m²

1793 ft²

(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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Agents' Notes

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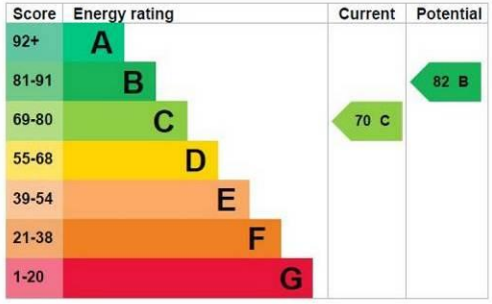
Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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