



Newby Close  
BURTON-ON-TRENT





## Property Description

Burchell Edwards are delighted to market this 4 bedroom Detached family home. The property is situated on a popular estate located in the heavily desirable Briz Valley area. The property offers a lovely double drive offering plenty of off road parking space to the front of the house as well as a double garage. The property itself is finished to a lovely standard and boasts a downstairs consisting of: a wonderful living room, a spacious dining room, a large kitchen offering plenty of space, a functioning utility and a downstairs W/C. The first floor of the property greets you with a spacious landing area which hosts a storage cupboard as well as access to the four bedrooms of the property. The master bedroom is a spacious double bedroom which offers its own en suite. You will also find 2 more double bedrooms, as well as a single bedroom and a modern family bathroom. Outside to the rear is an enclosed garden which provides beautiful countryside views over wonderful fields. The garden also offers various aspects such as a spacious lawn area along with a patio seating area. Viewing of this property is essential!

## Entrance Hallway

Under stairs storage, tiled flooring and central heating radiator.

## Guest W.C

Window to front elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

## Lounge

13' 10" plus bay x 11' 2" max ( 4.22m plus bay x 3.40m max )

Window to front elevation, two central heating radiators and wooden flooring.

## Dining Room

9' 10" x 8' 4" ( 3.00m x 2.54m )

Door to rear elevation, central heating radiator and wooden flooring.

## Kitchen

18' 8" x 11' 4" ( 5.69m x 3.45m )

Two windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated dishwasher and fridge freezer, central heating radiator and tiled flooring.

## Utility Room

6' 7" x 5' ( 2.01m x 1.52m )

Space and plumbing for washing machine, sink with drainer unit, central heating boiler and tiled flooring.

## Landing

Carpet, storage cupboard, loft access and central heating radiator.

## Bedroom One

14' 1" max x 12' max ( 4.29m max x 3.66m max )  
Window to front elevation, central heating radiator and wooden flooring.

## En-Suite

Window to front elevation, W.C, wash hand basin, shower, central heating radiator and tiled flooring.

## Bedroom Two

9' 4" max x 10' 10" max ( 2.84m max x 3.30m max )

Window to front elevation, central heating radiator and carpet.

## Bedroom Three

9' 2" max x 10' ( 2.79m max x 3.05m )

Window to rear elevation, central heating radiator, carpet and integrated wardrobes.

## Bedroom Four

10' 5" x 7' 4" max ( 3.17m x 2.24m max )

## Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating

radiator and tiled flooring.

### Loft Space

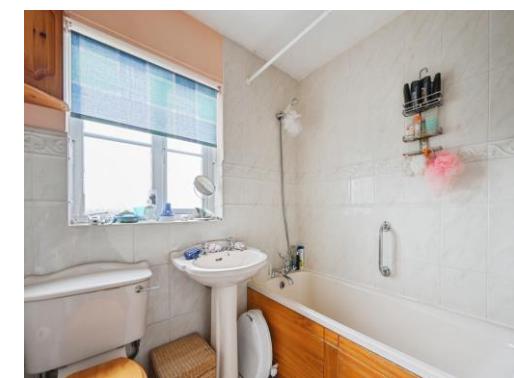
Insulated and partially boarded.

### Rear Garden

Tiered garden with enclosed patio area, large lawned area and gate to front.

### Double Garage

Power and lighting.









**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold

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