



Newton Road, Burton-on-Trent



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£450,000



## Key Features

- Detached Home
- Four Double Bedrooms (Two With En-Suites)
- Highly Regarded Residential Location
- Walking Distance Of Town Centre
- Extensive Off Road Parking & Garage
- Three Well Proportioned Reception Rooms
- EPC rating C
- Freehold





Situated in this select, small development, just off the ever popular Newton Road this individual detached four double bedroomed family home is worthy of an internal inspection in order to appreciate the volume of accommodation on offer which in brief comprises: - impressive entrance hall, guest cloak room, study, large lounge with double doors leading through to the stunning open plan living dining kitchen and large utility. On the first floor a galleried landing leads to four well proportioned double bedrooms, three having built-in wardrobes and en-suites and there is also a family bathroom. Outside to the front a driveway provides parking for three/four vehicles and leads to a garage. To the rear and side of the home is a good sized mature garden, well screened and offering great privacy.

### Accommodation In Detail

#### Large Impressive Entrance Hall

having staircase rising to first floor with turned spindles and newel post, one central heating radiator, fitted smoke alarm and thermostatic control for central heating.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, fitted extractor vent, low intensity spotlights to ceiling, one central heating radiator and ceramic tiling to floor.

#### Sitting Room 5.23m x 3.86m (17'2" x 12'8")

having Upvc double glazed window to front elevation, Upvc double glazed French doors to side, two central heating radiators, fitted stone effect fireplace with cream marble effect backplate and hearth together with inset living flame gas fire and double half bevel glazed doors leading through to:

#### Stunning Open Plan Living Kitchen 9.03m x 3.03m (29'7" x 9'11")

featuring:

#### Dining Area 3.03m x 4.69m (9'11" x 15'5")

having Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to the side patio.

#### Kitchen Area 4.2m x 3.03m (13'10" x 9'11")

having a newly fitted range of cream fronted base and wall mounted units with marble effect working surfaces over, integrated appliances including fridge, dishwasher and wine chiller, five ring electric hob with extractor over and oven under, stainless steel Franke sink and draining unit, concealed under unit lighting, low intensity spotlights to ceiling, quality fitted oak effect laminate flooring and Upvc double glazed window to rear elevation.

#### Utility Room 2.46m x 3.03m (8'1" x 9'11")

having range of cream fronted base and wall mounted units, fitted wall mounted Worcester condensing combi gas fired central heating boiler, tall integrated cupboard containing fridge/freezer, one central heating radiator, quality fitted oak effect laminate flooring, half obscure double glazed door to rear elevation and obscure double glazed window to rear.

#### Study 3.85m x 3.03m (12'7" x 9'11")

having Upvc double glazed window to front elevation, one central heating radiator and coving to ceiling.





## On The First Floor

### Impressive Landing

having fitted smoke alarm and full height walk-in airing cupboard with Megaflow cylinder and range of fitted shelving.

### Master Bedroom 3.86m x 4.23m (12'8" x 13'11")

having Upvc double glazed window to rear elevation, one central heating radiator and range of built-in double wardrobes.

### En-Suite Shower Room 2.8m x 2.05m (9'2" x 6'8")

having three piece suite comprising quadrant shower enclosure, pedestal wash basin, low level wc, fitted shaver point, heated chrome ladder towel radiator, ceramic tiling to floor, dressing area with extensive shelving and hanging, low intensity spotlights to ceiling and fitted extractor.

### Bedroom Two 3.88m x 3.35m (12'8" x 11'0")

having Upvc double glazed window to front elevation, one central heating radiator and built-in double wardrobe.

### En-Suite Shower Room 1.61m x 1.83m (5'4" x 6'0")

having three piece suite comprising pedestal wash basin, low level wc, quadrant shower enclosure, ceramic tiling to floor and walls, heated chrome ladder towel radiator, obscure Upvc double glazed window to front elevation, fitted shave point, low intensity spotlights to ceiling and fitted extractor.

### Bedroom Three 3.03m x 4.21m (9'11" x 13'10")

having built-in double wardrobes, Upvc double glazed window to front elevation, one central heating radiator and access to loft space.

### Bedroom Four 6.54m x 2.47m (21'6" x 8'1")

having Upvc double glazed dormer window to front elevation, one central heating radiator and access to secondary loft.



## Family Bathroom

having three piece suite comprising side fill panelled bath, pedestal wash basin with mixer tap over, low level wc, full tiling complement to walls, fitted shaver point, heated ladder towel radiator, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling and fitted extractor vent.

## Outside

The property is part of the select small development of homes constructed by a reputed local developer some years ago and is accessed via a private driveway. The driveway gives parking in front of the garage for two vehicles and there is a further hard standing providing further parking. To the rear and side is a mature private garden which features a perimeter pathway, mature trees and a large mainly lawned garden screened well by timber fencing.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

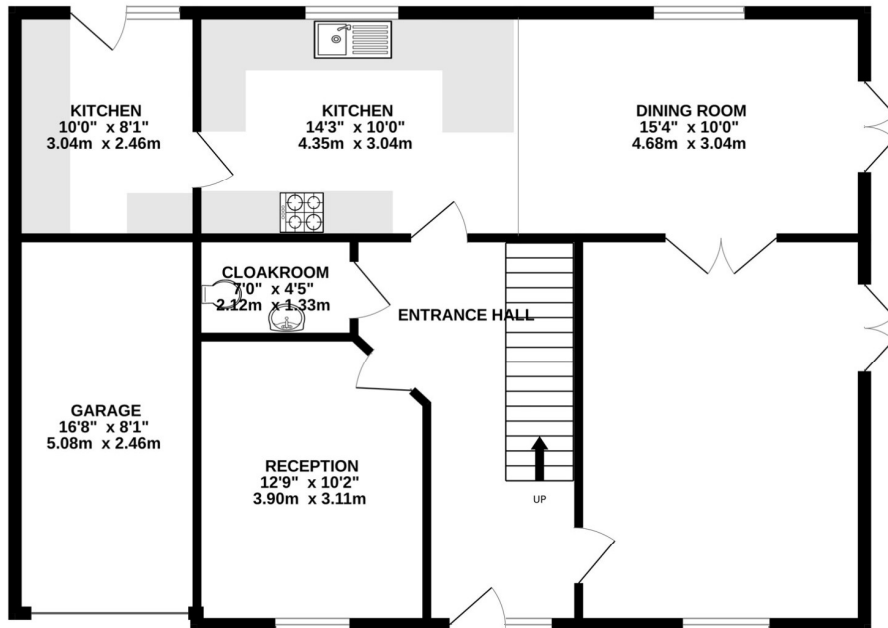
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

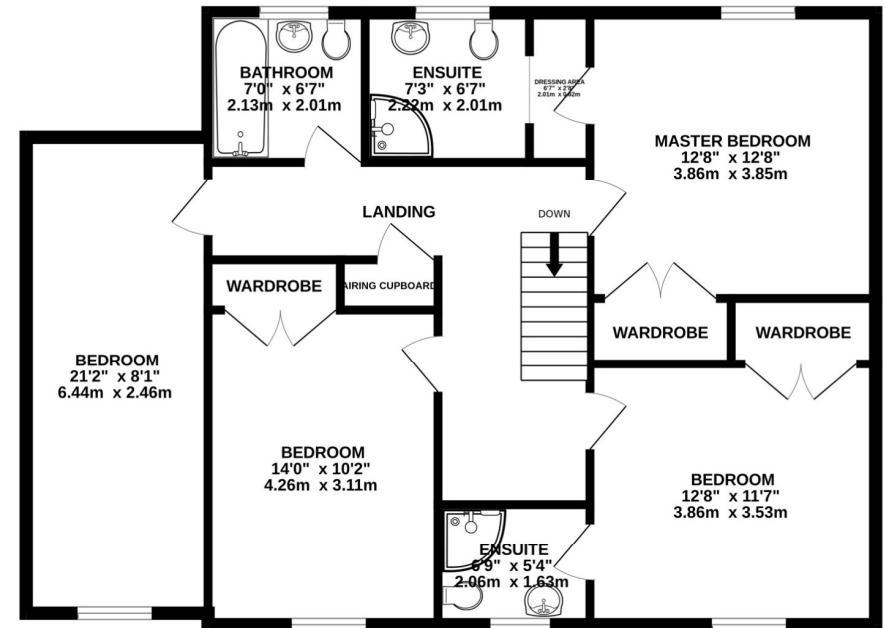
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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