

Squirrels Corner

Newborough, Staffordshire, DE13 8SA

John German



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£850,000

Occupying a wonderful 0.25-acre plot backing onto open fields, this beautiful village home is complemented by a large driveway and double garage with electric doors. The spacious accommodation includes three reception rooms, a stylish kitchen/diner, and an impressive principal bedroom suite complete with a dressing room and en suite.

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The pretty Staffordshire village of Newborough boasts a popular pub, café, church and primary school, together with beautiful countryside surroundings.

This home is perfect for a family, having an abundance of space and a wonderful 0.25 acre garden plot with field views to the rear.

The property occupies a superb position in the quiet cul-de-sac, with a large block paved drive and the added benefit of an integral double garage with twin electric doors.

Quality double doors open into a good sized porch with space for coats and shoes. The hall has a tiled floor, stairs rising to the first floor and doors leading off to the ground floor accommodation, including the handy guest WC which has an understairs cupboard.

The first of the three reception rooms is the impressive lounge; a generously sized room with an inglenook style fireplace having a modern wood burner, views to front and French doors to the rear garden, connecting the inside and out.

The garden/sitting room is a highlight; a lovely light room perfect for watching the wildlife that visits the garden.

The dining room offers space to entertain, with views to front and doors to both the hall and kitchen.

At the heart of the house is a large, open plan kitchen/diner, stylishly fitted out with navy units and with quality work surfaces. The range cooker is ideal for budding chefs, with a halogen hob and an integral fridge/freezer and dishwasher. There is plenty of room for a dining or breakfast table. Two windows and French doors open out to the rear garden.

The integral garage has a painted floor, fitted storage cupboards, and houses the oil-fired central heating boiler. A useful internal door provides direct access to the kitchen.

Upstairs, the first floor landing gives access to four bedrooms. The amazing master suite includes an enormous bedroom with views front and rear, a large dressing room with wardrobes to be included, and a smart ensuite shower room.

Bedroom two is also an impressive double with fitted wardrobes and views to front, bedroom three is again a double with lovely views across the garden and beyond, and bedroom four is currently used as a home office.

The family bathroom has been refitted to offer a stunning space with a feature bath, separate shower, vanity unit with wash basin, tiled floor and spotlights adding to the modern look. There is a front facing window.

The fabulous rear garden features a substantial paved terrace ideal for garden furniture, a water feature, extensive lawns and mature trees. The garden is perfect for families wanting lots of outdoor space, while the adjoining fields beyond attract an abundance of wildlife.

Agents notes: The house is situated in Newborough Conservation Area.

There is no mains gas.

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

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil central heating

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

Broadband type: Full Fibre - 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/10062026

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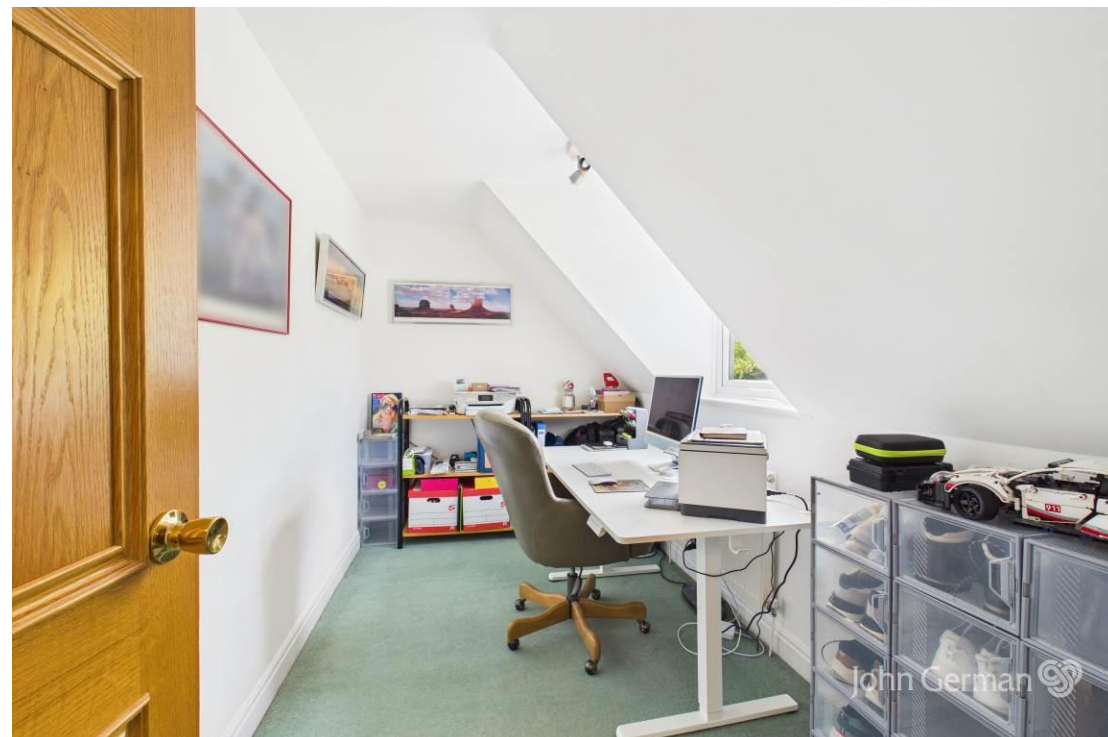


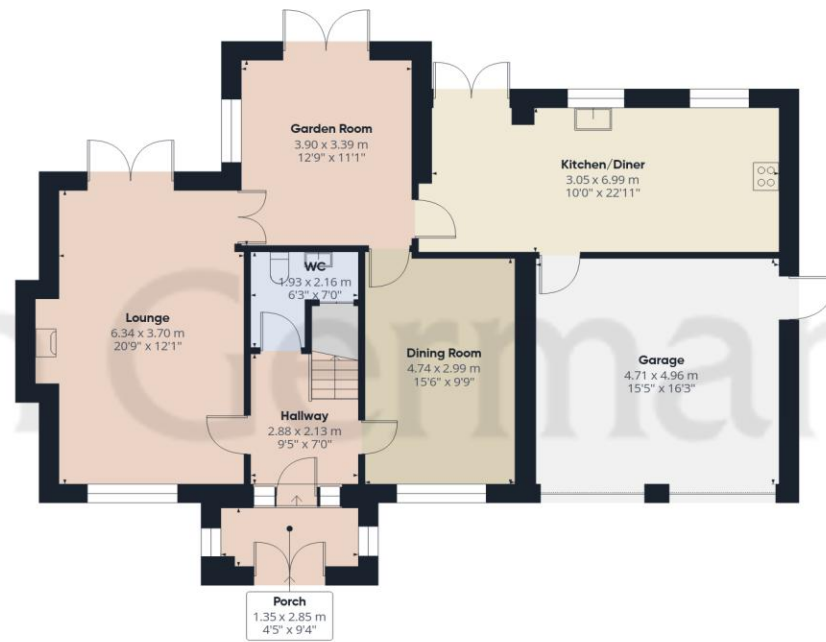
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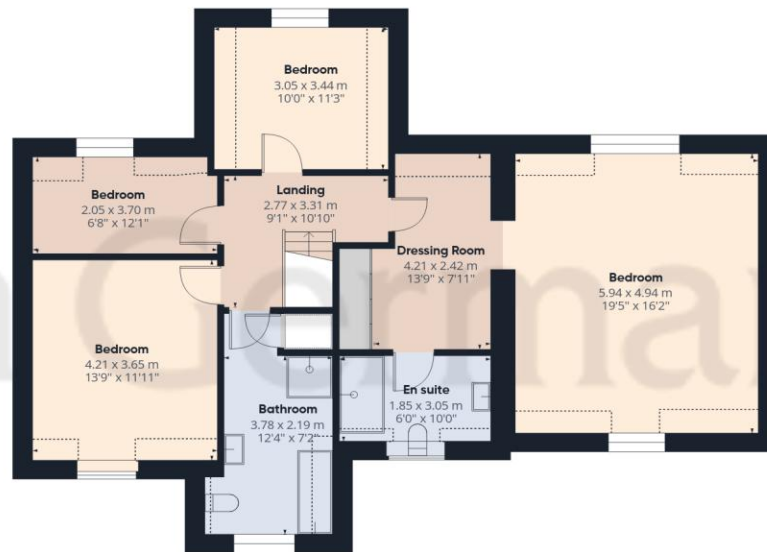
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

208.5 m²

2246 ft²

Reduced headroom

10.2 m²

110 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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