



Newton Leys, Burton-on-Trent



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£260,000



Key Features

- Extended Five Bedroomed Semi Detached Home
- Competitively Priced For Quick Sale
- Well Established Residential Location
- Fabulous Rear Conservatory
- Large Hard Landscaped Rear Garden
- Viewing A Must To Appreciate The Extent Of Accommodation On Offer
- EPC rating D
- Freehold





Situated in this very popular residential area this centrally heated and double glazed family home has been significantly extended and provides extensive versatile family living space. In brief the accommodation comprises:

- entrance hall, large lounge diner with large conservatory off, dining kitchen with utility and guest cloak room off and ground floor bedroom/further reception room. On the first floor a landing leads to four well proportioned bedrooms, master bedroom having air-conditioning and en-suite shower room and there is a large family shower room. Outside to the front a driveway provides parking and to the rear is a hard landscaped garden extensively laid to patio and offers great privacy.



Accommodation In Detail

Half obscure double glazed entrance door with obscure double glazed light to side leading to:

Entrance Hall 5.04m x 1.83m (16'6" x 6'0")

having Upvc double glazed window to side elevation, staircase rising to first floor, useful understairs storage cupboard and one central heating radiator.

Large Lounge Diner

having large Upvc double glazed picture window to front elevation, two central heating radiators, coving to ceiling, feature polished Sandstone fireplace with matching hearth and Living Flame gas fire and sliding Upvc double glazed patio doors opening through to:

Conservatory 4.88m x 2.85m (16'0" x 9'5")

having Upvc double glazed units, French doors opening out to the patio, fitted skylight and one central heating radiator.



Dining Kitchen 2.9m x 5.07m (9'6" x 16'7")

having a good range of walnut effect base and eye level units with complementary rolled edged working surfaces, five ring gas hob, electric double oven, fitted extractor vent, polycarbonate sink and draining unit, integrated dishwasher, ceramic tiling to floor and Upvc double glazed window to rear elevation.

Utility Room 2.04m x 1.5m (6'8" x 4'11")

having a good range of walnut fronted base and eye level units, plumbing for washing machine, vent for tumble dryer, ceramic tiling to floor and half obscure Upvc double glazed door to rear elevation.

Guest Cloak Room

having low level wc, vanity wash basin, full tiling complement to walls and floor, Upvc double glazed window to side elevation and fitted extractor vent.

Ground Floor Bedroom/Reception Room 4.9m x 7.35m (16'1" x 24'1")

having low intensity spotlights to ceiling, Upvc double glazed window to front elevation, one central heating radiator and fitted laminate flooring.

On The First Floor

Landing

having access to loft and one central heating radiator.

Master Bedroom 5.08m x 2.1m (16'8" x 6'11")

having Upvc double glazed window to front elevation, one double central heating radiator, fitted laminate flooring, access to loft space and air-conditioning unit.

En-Suite 1.75m x 2.06m (5'8" x 6'10")

having Upvc double glazed window to rear elevation, heated ladder towel radiator, over-sized shower enclosure, low level wc, vanity wash basin and low intensity spotlights to ceiling.



Bedroom Two 3.94m x 2.62m (12'11" x 8'7")

having a good range of mirror fronted wardrobes, Upvc double glazed window to front elevation, coving to ceiling, one central heating radiator. and large full height airing cupboard.

Bedroom Three 2.87m x 3m (9'5" x 9'10")

having Upvc double glazed window to rear elevation, laminate flooring and one central heating radiator.

Bedroom Four 2.76m x 2.43m (9'1" x 8'0")

having Upvc double glazed window to front elevation, one central heating radiator, laminate flooring and built-in storage and drawers overstairs.

Bathroom

having suite comprising low level wc, wall mounted wash basin, quadrant shower enclosure with thermostatically controlled shower, full tiling complement to walls and floor, low intensity spotlights to ceiling, obscure Upvc double glazed window to rear elevation, fitted shaver point and heated chrome ladder towel radiator.

Outside

To the front is a block paved driveway providing parking. To the rear is an extensive hard landscaped patio garden which is well screened 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

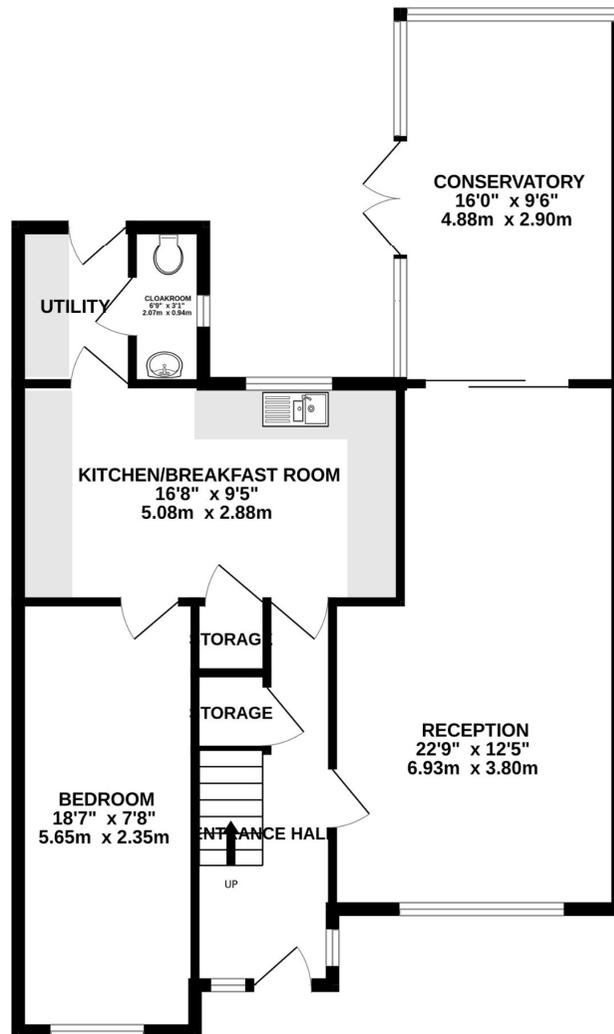
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

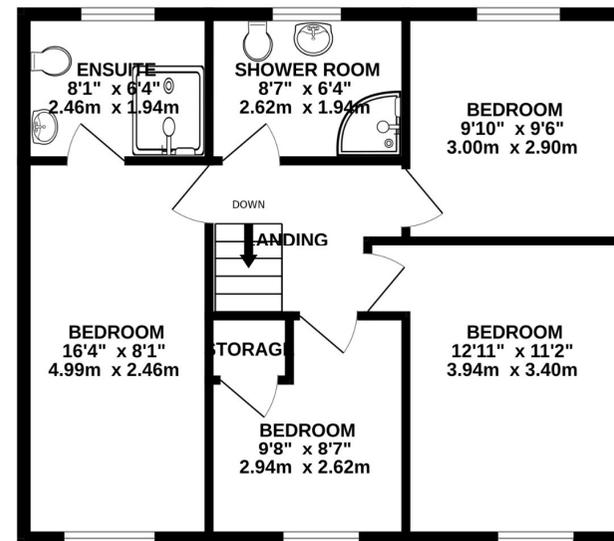
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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