

# Newton Road

Burton-on-Trent, DE15 0TX

John   
German







## **Newton Road**

**Burton-on-Trent, DE15 0TX**

**£475,000**

**With spectacular views & approx. 190 ft of Riverside frontage is this stunning refitted home with contemporary interior ready to move into. Perfectly placed to enjoy wildlife & changing seasons yet just a few minutes' drive from the town centre.**

Whether it's Spring, Summer, Autumn or Winter, rain or shine when living in a riverside home there's always a view to enjoy. Evenings out on the deck with a glass of something cold (or warm in the winter!), maybe get a canoe or boat to enjoy life on the river (rumour has it the owner may have a boat and canoe available by separate negotiation!). The house boasts a unique position on a curve in the river affording stunning panoramic views, set on a 0.29 acre plot including approx. 190 ft of River frontage, think of the adventures.

On the ground floor the lounge is light and bright courtesy of its triple aspect including sliding patio doors out onto the top deck alongside a log burner for those cosy Autumn and Winter evenings.

The kitchen and dining room enjoys an open plan feel, off the dining area sliding patio doors open out onto the deck while the kitchen is superbly appointed with a contemporary range of units plus an integrated eye level oven and hob.

Off the hall there is a useful cloak cupboard for coats and shoes plus additional under stairs storage. The guest WC has had a stylish refit with a Villeroy and Boch suite including a wall hung WC and feature tiled alcove with wash basin.

Climb the stairs to the first floor where on the half landing a window frames views over the river. The master bedroom is a particular highlight with a free standing bath perfectly positioned to enjoy those wonderful views through two skylights. Bedroom two is a generous double with a built in wardrobe and a dual aspect providing plenty of natural light.

The superb shower room has been refitted in a contemporary style with a walk-in glazed shower area, Villeroy and Boch wall hung wash basin and WC together with exquisite tiling.

Set within a secluded position, the property has electric gates opening to a long driveway. The garage has been converted into a superb home studio or potential annex complete with a kitchen and shower room. Also offering ideal separate work from home space with a Juliet balcony. A patio area lies to the side housing a hot tub.

There is a two tier deck to the rear with useful storage under, currently housing a boat and canoe which is available by separate negotiation. A summerhouse has a fishing platform and there is also a separate boat landing area. In addition, there are three good sized sheds located down the side of the property.

The current owners have refitted the house in a contemporary style making it ready for you to move into. There is plenty to offer close by including a rowing club, Burton canoe club, tennis courts and a child's playground. The town centre is just a short drive away and the A38/A50 and train station are all within easy reach.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststffsbcc.gov.uk](http://www.eaststffsbcc.gov.uk)

**Our Ref:** JGA/20102021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

1224.71 ft<sup>2</sup>

113.78 m<sup>2</sup>

**Reduced headroom**

90.90 ft<sup>2</sup>

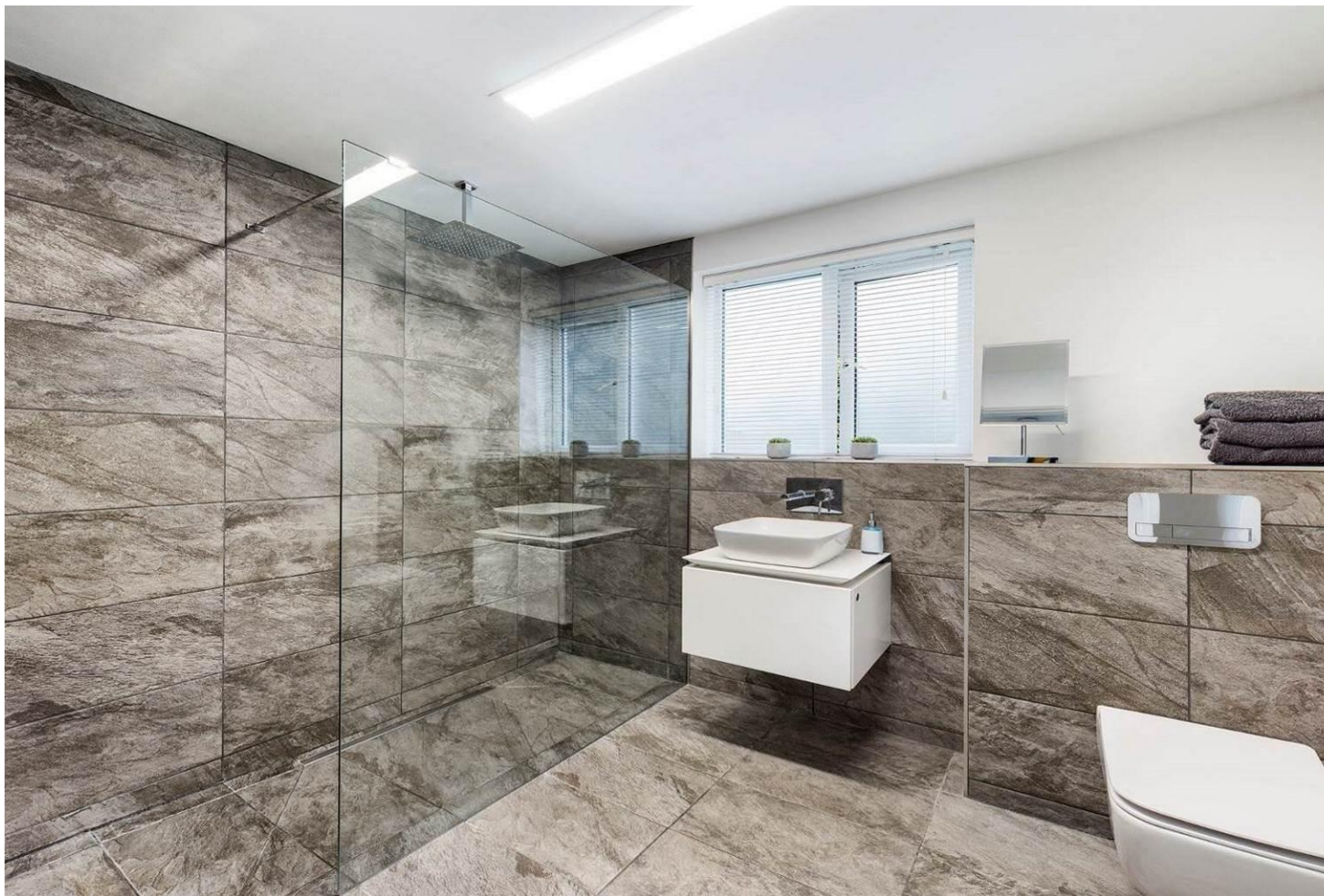
8.45 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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