

Newton Leys

Burton-on-Trent, Staffordshire, DE15 0DW



A superb extended family home on a wonderful garden plot, with a large gravel drive and detached double garage together with a modern interior.

£285,000



John German

Situated on an amazing garden plot in a quiet cul-de-sac setting is this impressive and extended family home.

The gardens are an outstanding feature with shaped lawns, a brook running through and further lawned garden, together with a covered pergola and further decked area over the brook creating a wonderful entertaining space. The property also has the benefit of a good expanse of gravelled driveway with five bar gate leading through to further parking area giving access to a detached double garage with an electric up and over front entrance door.

On the ground floor the property features a superb extended layout with front entrance door opening to the porch, which in turn leads to a hallway with staircase rising to first floor and doors leading off.

There are three reception rooms, the first of which is a spacious lounge with picture window framing views to front and fire surround with log burner providing the focal point.

There is a separate dining room with wood effect flooring, French doors opening out to the rear gardens and French doors opening into a superb extension which has created a large third reception room, currently used as a sitting room/playroom opening out to the gardens.

At the heart of the house is a good sized extended kitchen equipped with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor and space for further appliances. There is a window to the rear and a door to the side to the driveway and built in storage cupboard.

Completing the ground floor accommodation is the guest WC with closed coupled WC and wash hand basin.

To the first floor the landing has doors leading off to three bedrooms all sharing a well appointed family bathroom with freestanding bath, separate shower cubicle, pedestal wash hand basin and WC.

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

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type: FTTC

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA23012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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