

# Newton Road

Burton-on-Trent, DE15 0TR

John  
German







## Newton Road

Burton-on-Trent, DE15 0TR

£465,000

A very stylish individual link detached family residence in a pleasant private cul de sac off Newton Road. The property boasts a large dining kitchen, two reception rooms, four bedrooms and an excellent sized garden.

A double glazed front entrance door opens into a spacious reception hall having stairs rising to the first floor and doors leading off to the ground floor accommodation including a cloakroom/W.C.

To the front is an attractive dual aspect lounge having a contemporary fireplace with an inset living flame gas fire and double glazed French doors opening out onto the patio area. Half glazed double doors open into a splendid family dining kitchen with further French doors opening out to the patio area.

The kitchen features a range of base and wall units with roll edge work surfaces, an integrated dishwasher and a Rangemaster classic dual fuel range cooker with matching extractor hood over. Off the kitchen is a useful utility room having a matching range of fitted units and work tops with a stainless-steel sink, an integrated fridge and freezer, appliance space, a wall mounted Worcester gas fired boiler and a door to the rear garden. Completing the ground floor accommodation is a generous separate dining room/study.

On the first-floor landing doors lead off to four bedrooms and a family bathroom. The splendid master bedroom is situated to the rear with built-in wardrobes and a dressing area which opens into an en-suite shower room fitted with a three-piece suite. Bedroom two also has built-in wardrobes and an en-suite shower room fitted with a three-piece suite.

The family bathroom is equipped with a white and chrome suite comprising; a panelled bath with centre fill mixer tap, pedestal wash hand basin, low level W.C and a chrome heated towel rail.

Outside, to the front there is a landscaped fore garden with lawns flanked by paved path, a double width block paved driveway and a good sized integral garage, having a mezzanine floor ideal for storage. To the rear is a very pleasant enclosed garden with a paved path, patio area, lawn and a mature hedgerow.

**Agents note:** The property is situated on a private drive serving four properties.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 F

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

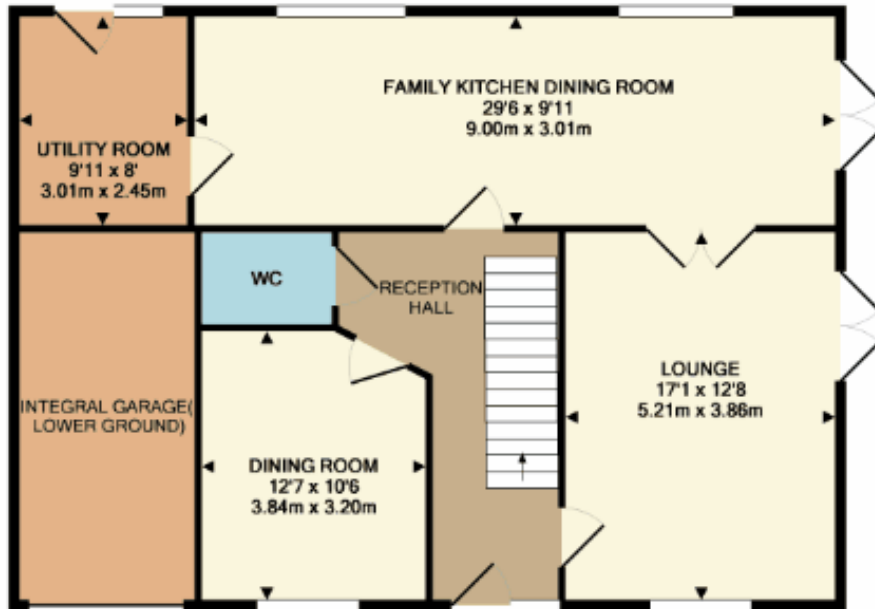
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/17042024

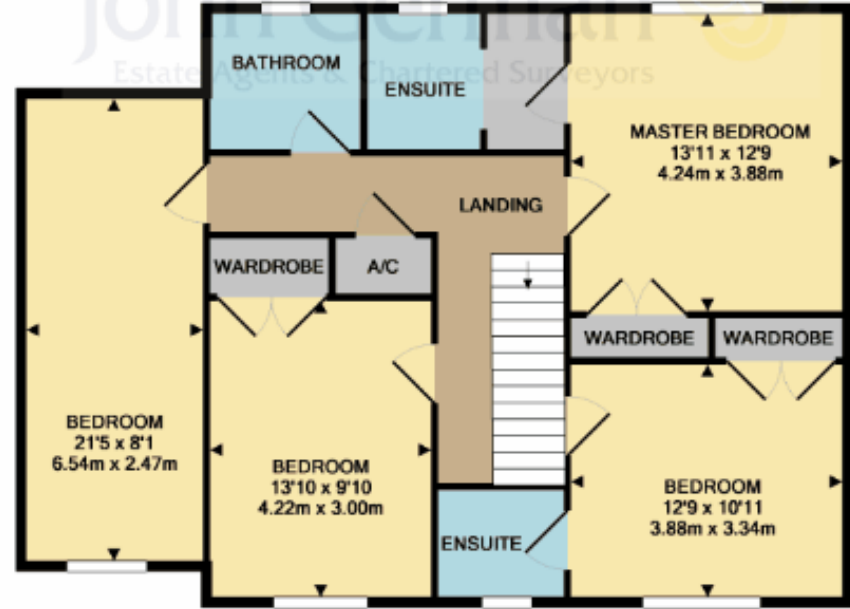
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1013 SQ.FT.  
(94.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 967 SQ.FT.  
(89.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1980 SQ.FT. (183.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Referral Fees

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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		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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