





\*\*\* OPEN DAY, SATURDAY 31ST AUGUST 10AM -2PM,  
NO APPOINTMENT NECESSARY \*\*\*

A charming detached family home located on Newton Road in the sought-after area of Winshill, Burton-On-Trent.

This traditional elevated property boasts four bedrooms, ideal for a growing family or those in need of extra space. The family bathroom and additional shower room provide convenience and comfort for busy mornings.

The reception room offer versatility due to the size have relaxing living room and dining space. The open plan living kitchen is perfect for modern living, allowing you to cook, dine, and relax in one harmonious space.

Outside there are enclosed gardens, complete with a summer house where you can unwind and enjoy the outdoors. The garage provides ample storage space for your vehicles or outdoor equipment.

Conveniently situated within walking distance to the town centre, you'll have easy access to local amenities, shops, and restaurants.



## Entrance Hallway

Parquet flooring, under stairs storage, stairs to first floor, radiator.

## Lounge

Double glazed turret window to front, French door to side, two radiators and decorative fireplace being the focal point of the room

## Kitchen Diner

With tiled flooring, door to rear, upvc double glazed window to rear and French doors to front.

The kitchen is fitted with a range of eye and base level units and drawers with solid oak work surface, space for range style oven, ceramic sink and drainer with mixer tap over, old school style radiator and built in utility cupboard.

## Cloakroom

With upvc double glazing window to rear, wc, wash hand basin and storage cupboard

## Landing

With upvc double glazing window to rear, loft access and doors lead off to:

## Master Bedroom

With Upvc double glazed turret window to front and radiator.

## Bedroom Two

With Upvc double glazed sash window to front and radiator.

## Bedroom Three

With Upvc double glazed sash window to front and radiator.

## Bedroom Four

With upvc double glazed window to rear and radiator.



## Family Bathroom

Upvc double glazed to side, wc, wash hand basin, panelled bath with shower head attachment over, storage cupboard housing the hot water tank, tiled floor covering and towel radiator.

## Shower Room

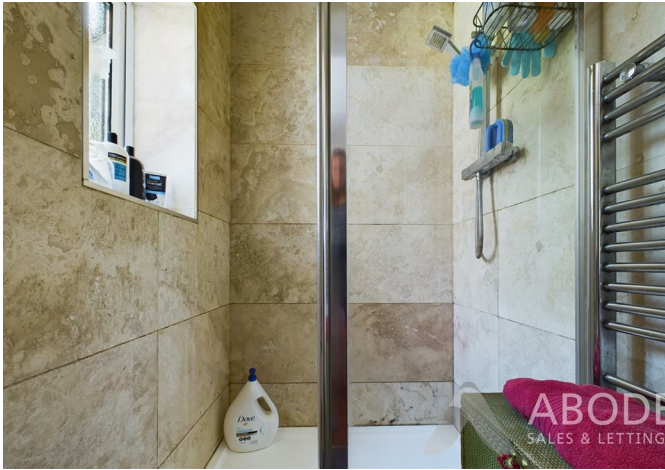
Fully tiled, shower, towel radiator and spots to ceiling, window to side.

## Outside

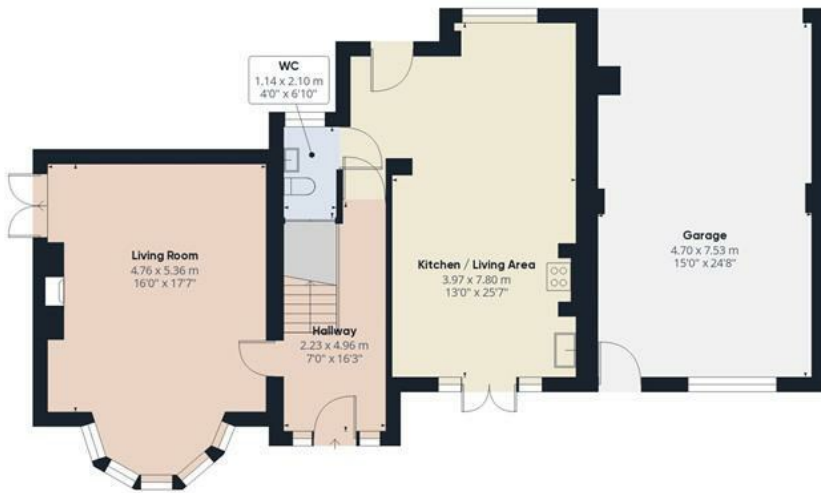
The home is located on an elevated plot above Newton Road accessed via a private road which leads to the rear of the property taking you to the off road parking and garage. The garden has a mixture of split lawned and seating areas and a patio area with summer house (with power and lighting).



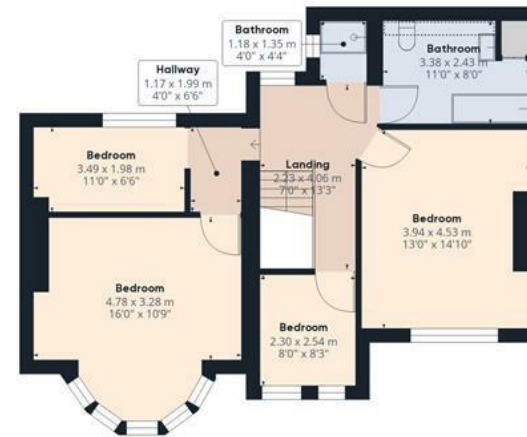








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

192.68 m<sup>2</sup>

2073.99 ft<sup>2</sup>

**Reduced headroom**

0.77 m<sup>2</sup>

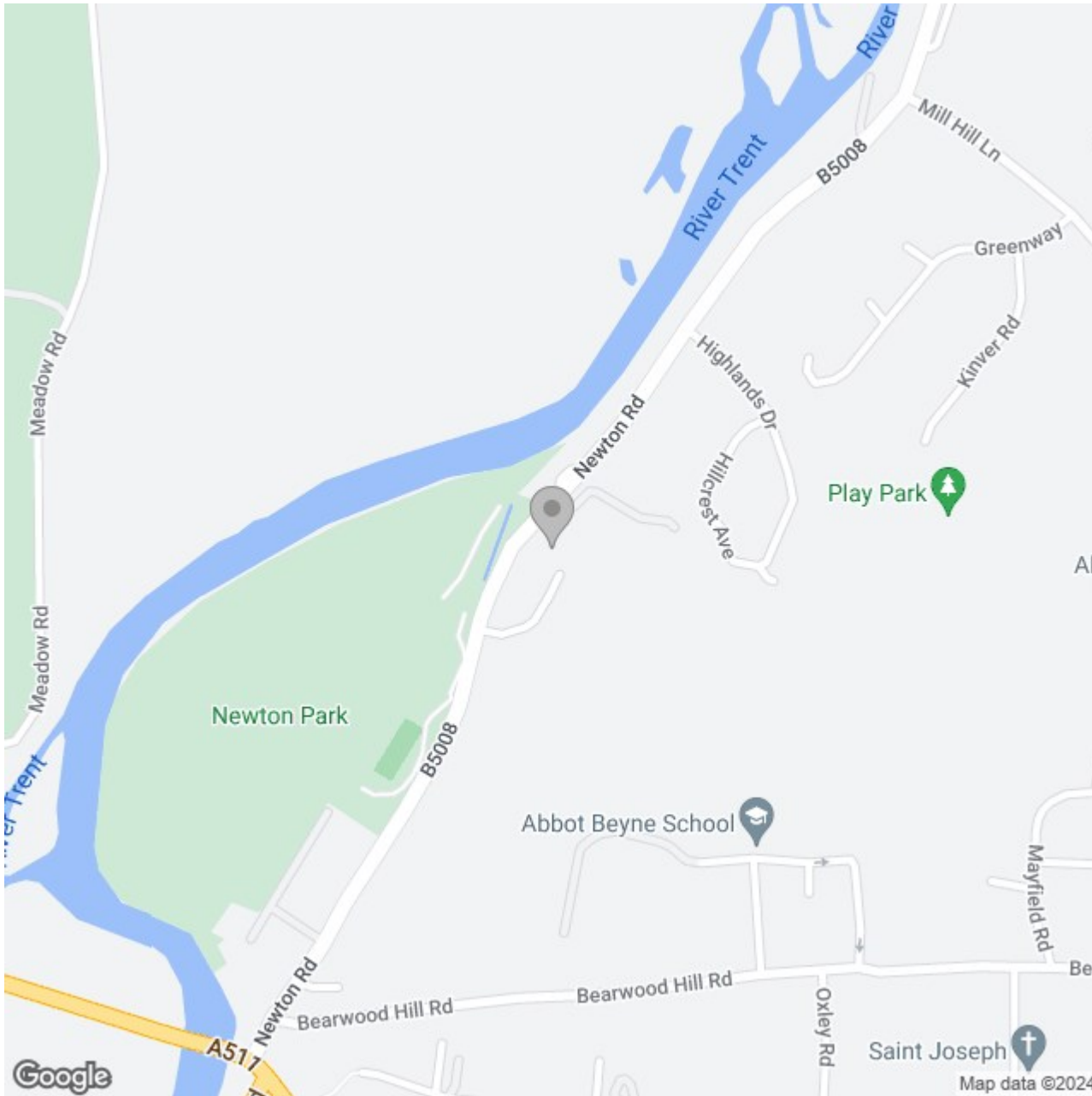
8.29 ft<sup>2</sup>

(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.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	