



Newby Close, Burton-On-Trent, DE15 9GG

£350,000



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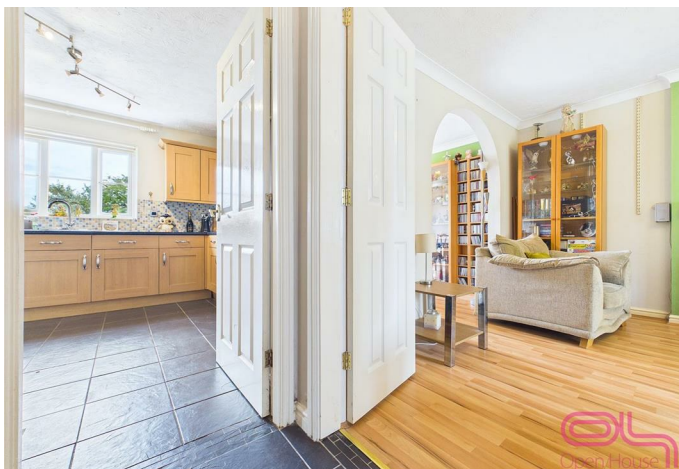
Welcome to this four-bedroom detached family home, positioned on a cul-de-sac within the popular Brizlincote Valley area and enjoying beautiful countryside views to the rear. The property offers spacious and versatile accommodation throughout, including two reception rooms, a generous kitchen, utility room, downstairs W/C, four bedrooms, en-suite to the master bedroom, family bathroom, off road parking, double garage and an enclosed rear garden.

To the front, the property benefits from a generous driveway providing off road parking for multiple vehicles, together with access to the double garage. Internally, the home is well laid out for family living, with a welcoming entrance hallway, guest W/C, spacious lounge, separate dining room and a good-sized kitchen fitted with a range of wall and base units. The kitchen also includes integrated appliances and leads through to a useful utility room.

To the first floor, the landing gives access to four bedrooms and the family bathroom. The master bedroom is a spacious double room with its own en-suite shower room. There are two further double bedrooms, a fourth bedroom and a modern family bathroom fitted with a bath and overhead shower.

Outside, the rear garden is enclosed and arranged over tiered sections, with a patio seating area and a large lawn. The garden enjoys pleasant views across open fields, making it a lovely space for families or those who enjoy an outdoor setting.

Viewing is highly recommended to appreciate the location, space and outlook this home has to offer.



#### Entrance Hallway

With tiled flooring, central heating radiator and useful under stairs storage.

#### Guest W/C

Having a window to the front elevation, W/C, wash hand basin, central heating radiator and tiled flooring.

#### Lounge

A spacious reception room with bay window to the front elevation, wooden flooring and two central heating radiators.

#### Dining Room

With door leading to the rear garden, wooden flooring and central heating radiator.

#### Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer. The kitchen also benefits from an integrated oven and hob, integrated dishwasher, integrated fridge freezer, tiled flooring, central heating radiator and two windows to the rear elevation.

#### Utility Room

With space and plumbing for a washing machine, sink and drainer, central heating boiler and tiled flooring.

#### First Floor Landing

With carpet flooring, storage cupboard, loft access and central heating radiator.

#### Bedroom One

A spacious double bedroom with window to the front elevation, wooden flooring and central heating radiator.

#### En-Suite

Fitted with a W/C, wash hand basin and shower, with tiled flooring, central heating radiator and window to the front elevation.

#### Bedroom Two

A further double bedroom with window to the front elevation, carpet flooring and central heating radiator.

#### Bedroom Three

With window to the rear elevation, carpet flooring, central heating radiator and fitted wardrobes.

#### Bedroom Four

A well-proportioned fourth bedroom.

#### Family Bathroom

Fitted with a W/C, wash hand basin and bath with shower over, with tiled flooring, central heating radiator and window to the rear elevation.

#### Loft Space

Insulated and partially boarded.

#### Double Garage

With power and lighting.

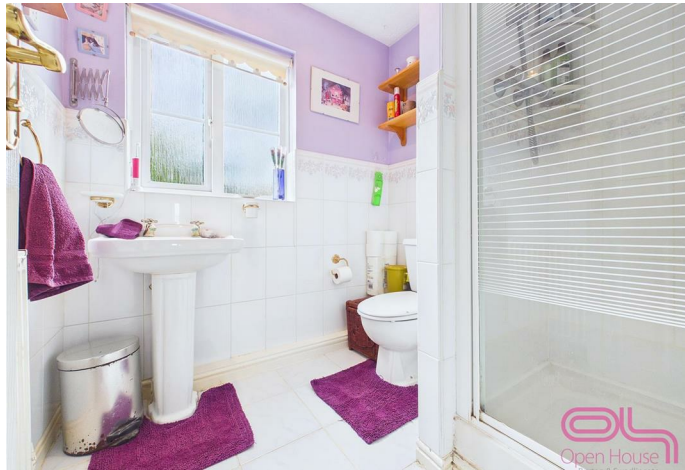
#### Outside

To the front, the property offers a driveway providing off road parking for multiple vehicles, together with access to the double garage.

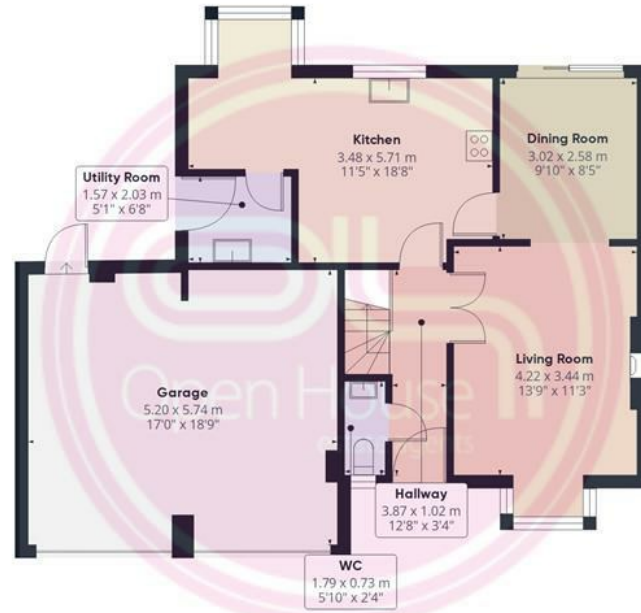
To the rear, there is an enclosed tiered garden with patio seating area, large lawn and gated access to the front. The garden enjoys beautiful countryside views across open fields.











Floor 0



Floor 1



**GLA<sup>(1)</sup>**  
 124.26 m<sup>2</sup>  
 1337.52 ft<sup>2</sup>

**Total**  
 154.26 m<sup>2</sup>  
 1660.47 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft


Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

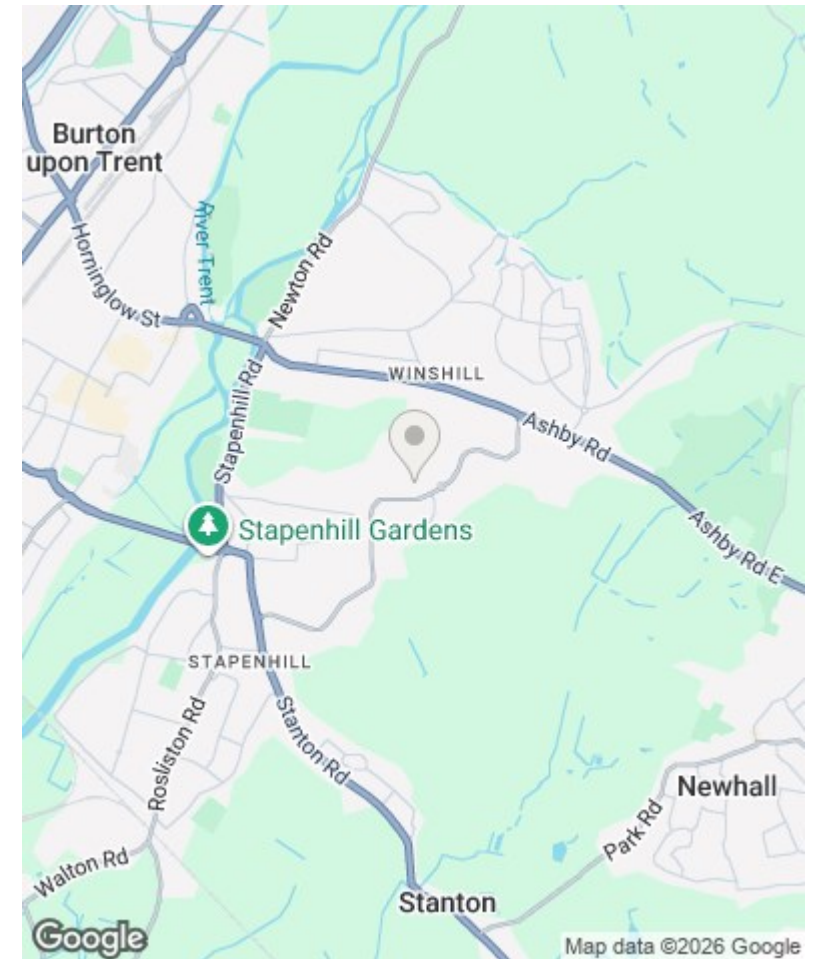
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Beautiful Countryside Views From The Rear Terrace
- Cul-De-Sac Location
- Master Bedroom With En-Suite
- Two Reception Rooms
- Spacious Kitchen With Separate Utility Room
- Downstairs W/C
- Off Road Parking For Multiple Vehicles
- Double Garage With Power And Lighting
- Enclosed Rear Garden
- Popular Brizlincote Valley Location



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