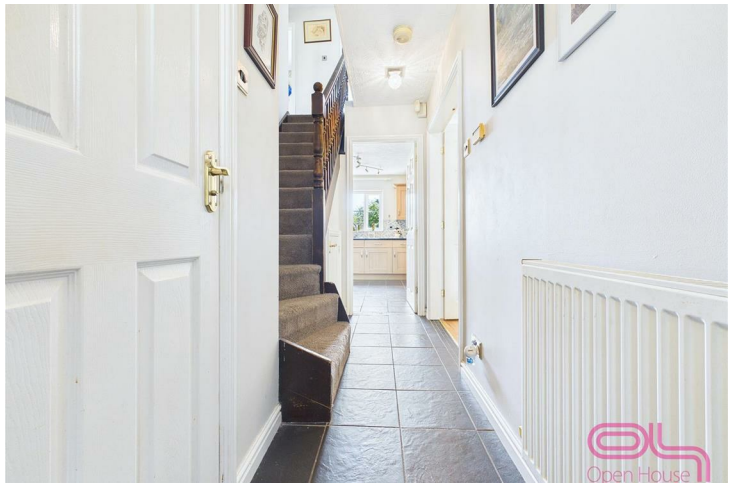
Newby Close, Burton-On-Trent, DE15 9GG

Offers Over £340,000

Open House
estate agents



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Offers Over £340,000

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.

Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

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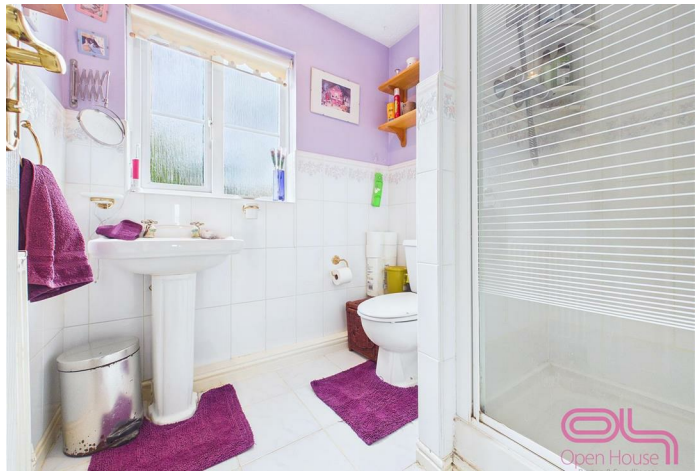
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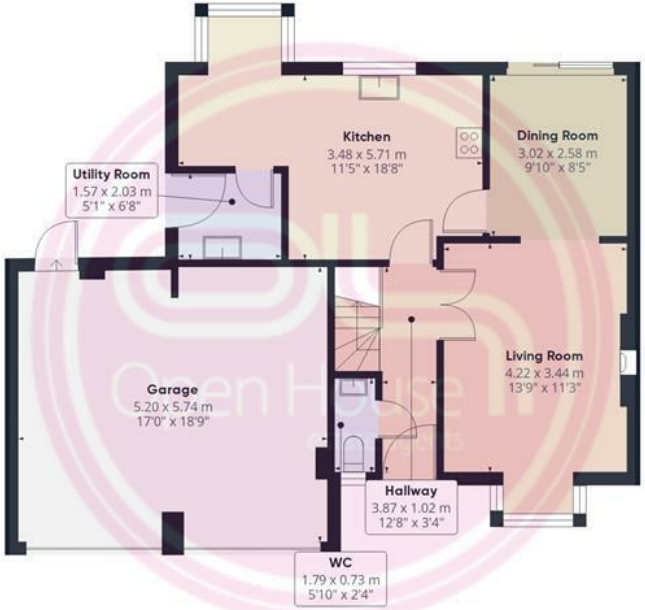


Floor 0

Floor 1

GLA[1]

124.26 m²

1337.52 ft²

Total

154.26 m²

1660.47 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

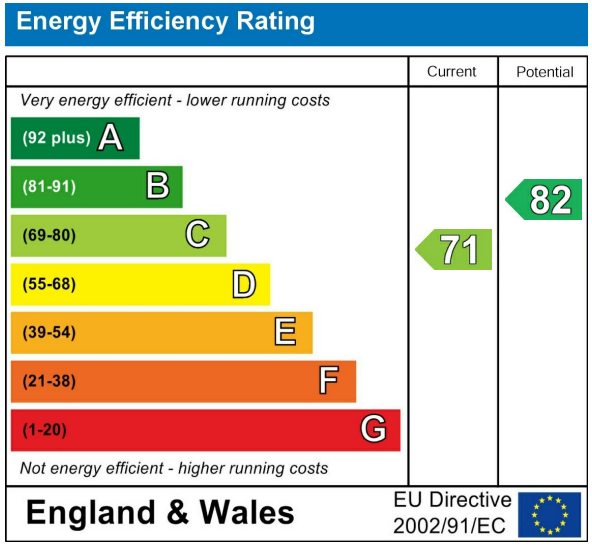
Below 1.5 m/5 ft

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 PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

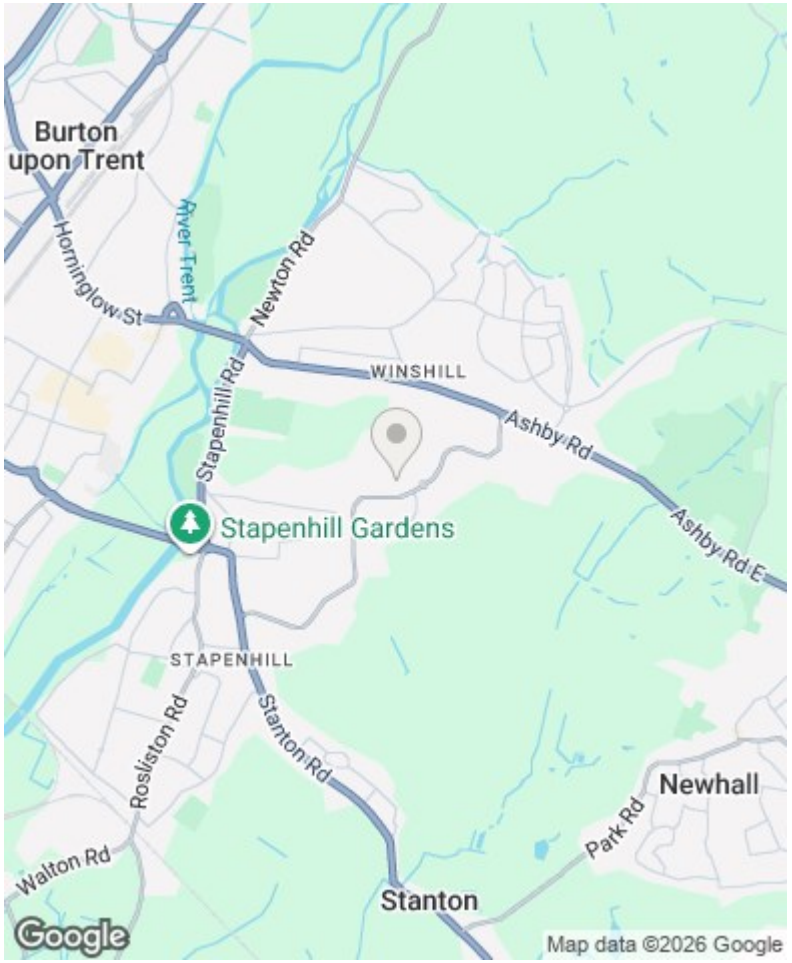
TENURE
Freehold

COUNCIL TAX BAND
D

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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