





A substantial period residence on Newton Road offering extensive and versatile accommodation across four floors. This impressive home combines character features with generous living spaces, including six well-proportioned bedrooms, three bathrooms (two en-suite), three reception rooms, a cellar bar, and a double garage with workshop. The property also benefits from a driveway providing off-street parking and a pleasant rear garden, making it well-suited for families seeking additional space in a convenient location close to amenities, schools, and transport links.



Accommodation

Ground Floor

The entrance hallway, with decorative tiled flooring and high ceilings, sets the tone as you enter the home, leading into a spacious living room with a bay window to the front aspect and a feature fireplace. A games room offers flexibility for family use or entertaining, while a separate study provides a practical work-from-home space. The dining room sits at the heart of the home with a feature fireplace, ideal for family gatherings. The kitchen is fitted with modern units, quartz work surfaces, a central island, and a boiling hot water tap, with the range master oven is available by separate negotiation. To the rear, a hallway leads to a utility room providing additional storage and appliance space, while a ground-floor WC completes this level.

First Floor

The first-floor landing provides access to four bedrooms and two bathrooms. The front bedroom features a bay window and benefits from an en-suite bathroom, while two further bedrooms are positioned centrally and another spacious bedroom is located at the rear. A separate dressing room adds further practicality, and the family bathroom is fitted with a bath, separate shower, wash basin, and WC.

Second Floor

The second floor comprises a further large bedroom complemented by an en-suite shower room and a generous walk-in wardrobe (6th bedroom), creating a private suite ideal for guests or as a principal bedroom.



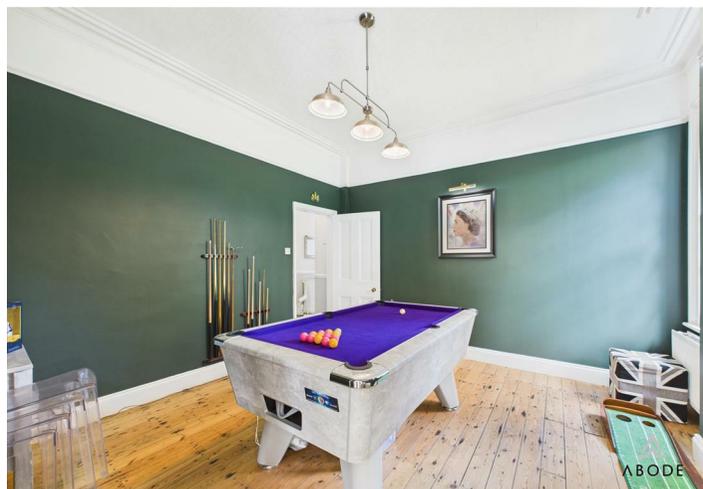
Cellar

Accessed from the dining room, the cellar has been converted into a bar area, providing a unique space for entertaining, hobbies, or additional storage depending on lifestyle needs.

Outside

To the rear the property features a block-paved driveway providing off-street parking for multiple vehicles, leading to a double garage with an adjoining workshop area. Mature hedging and established planting offer privacy from the



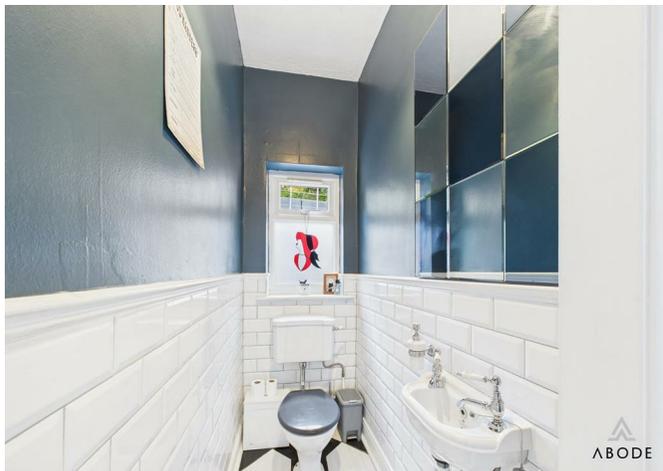




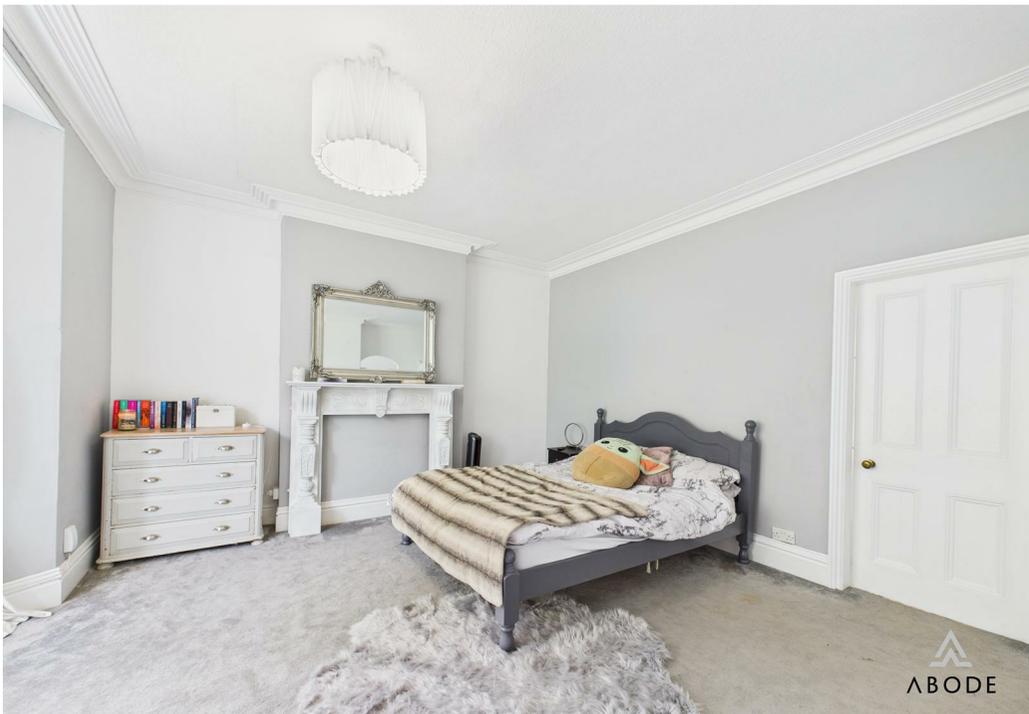
road, while a paved pathway leads to the entrance. The garden offers a spacious patio area ideal for outdoor dining and entertaining having a outdoor bar, with steps leading up to a raised lawn enclosed by timber fencing and well-maintained borders filled with established shrubs and plants. There is further space for seating, and the garden benefits from a pleasant open feel with mature trees providing a leafy backdrop, creating an attractive outdoor space for families to enjoy.

Location

Situated on Newton Road in Burton-on-Trent, the property is ideally positioned for access to local shops, schools, and recreational facilities, along with public transport links and nearby road connections to the A38 for commuting towards Derby, Lichfield, and the wider Midlands.







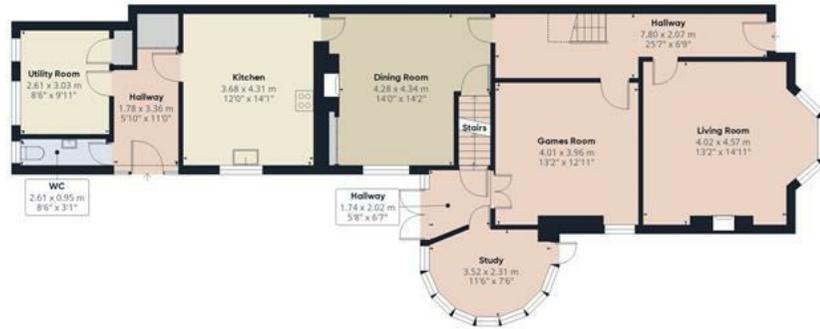








Floor -1 Building 1



Floor 0 Building 1

Approximate total area^m

271.6 m²

2923 ft²

Reduced headroom

8.4 m²

90 ft²



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

316.9 m²

3410 ft²

Reduced headroom

8.4 m²

90 ft²

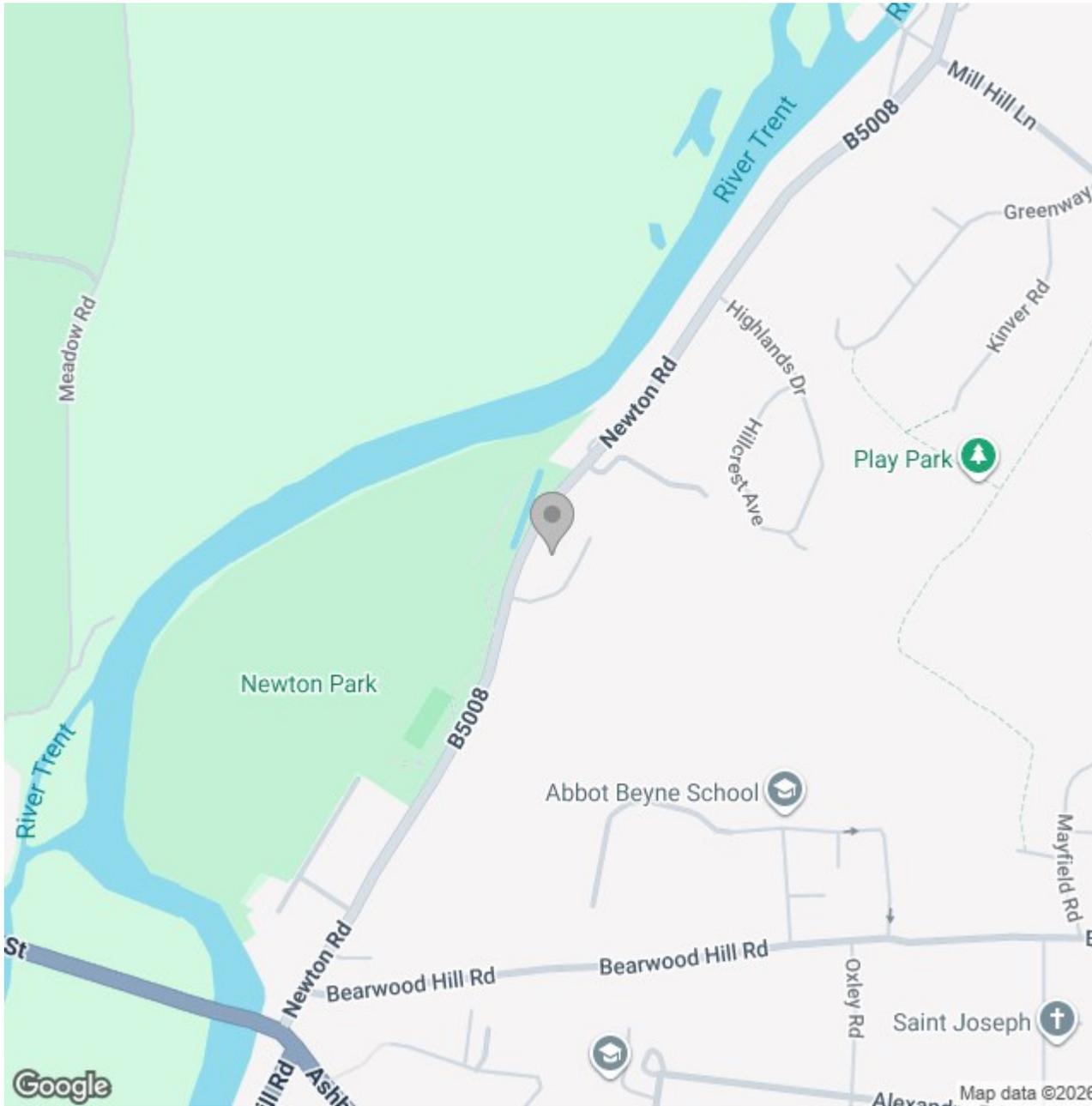
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	