



**34 Newton Leys  
Burton-On-Trent  
DE15 0DW**

**£210,000**

- SUPERB PLOT
- THREE BEDROOM SEMI
- AMPLE PARKING
- LOUNGE
- EXTENDED DINING ROOM
- MODERN KITCHEN
- MODERN BATHROOM
- GAS CENTRALLY HEATED AND DOUBLE GLAZED WINDOWS
- NEW RAISED PATIO
- SCOPE FOR EXTENSION SUBJECT TO PLANNING

## GENERAL INFORMATION

### THE PROPERTY

This three bedroom semi detached home sits on an impressive corner plot offering scope for extension subject to the relevant planning permissions. The gas centrally heated and double glazed accommodation offers an entrance hall with stairs off to the first floor and two under stair storage cupboards, a lounge with gas fire, double doors opening through to an extended dining room, having patio doors out to the rear, and a modern fitted kitchen with surround sound.

On the first floor are three bedrooms and a modern fitted bathroom with shower bath.

Outside is a drive with ample parking, a recently laid patio with raised beds, and large lawn to the side, great for a children's play area.





## LOCATION

Newton Leys sits close to schooling at all ages, convenience stores, doctors surgery, pharmacy and walks. The town centre of Burton upon Trent is a short drive away and offers everyday amenities for shopping and leisure pursuits

## ACCOMMODATION

Entrance door opening through to hallway.

## HALLWAY

1.82m inc stairs x 3.81m (5'11" inc stairs x 12'5")

Stairs off to first floor, two useful under stair storage cupboards, ceiling light point, radiator and door opening through to lounge.

## LOUNGE

3.81m x 3.91 into chimney breast x 3.43m (12'5" x 12'9" into chimney breast x 11'3")

Has bow window to the front aspect, coving to ceiling, ceiling light point, radiator, painted timber fire surround and hearth with living flame gas fire inset, two glazed panel doors lead through to the extended dining room.

## DINING ROOM

2.88m min 2.96m max x 5.16m (9'5" min 9'8" max x 16'11")

Has sliding patio doors, coving to ceiling, recessed ceiling down lights, ceiling light points and radiator.

## MODERN FITTED KITCHEN

2.88m x 2.70m (9'5" x 8'10")

Fitted with a range of modern base cabinets, drawers and wall mounted

cupboards. Attractive worktops are inset with a sink and electric hob. There is space for a washing machine, and a fridge/freezer. A window looks out over the garden, a door leads out to the side drive and there is surround sound.

## FIRST FLOOR

### LANDING

Having a window to the side aspect, loft access point and doors opening through to:

### BEDROOM ONE

3.68m max width x 3.45m min 3.93m max (12'0" max width x 11'3" min 12'10" max)

Has a window to the front aspect, coving to ceiling, useful built in wardrobe providing hanging space, radiator and ceiling light point.



### BEDROOM TWO

2.89m to window x 2.97m (9'5" to window x 9'8")

Has a window to the rear aspect, ceiling light point and radiator.

### BEDROOM THREE

2.77m x 2.43m (9'1" x 7'11")

Has a window to the front aspect, radiator and ceiling light point.

### FAMILY BATHROOM

1.66m to window x 2.68m (5'5" to window x 8'9")

Is attractively fitted with a shower bath with mixer taps and separate Triton shower over with glazed screen, a range of vanity units with W.C inset and hand wash basin, there is an obscure window to the rear aspect, recessed ceiling down lights, chrome heated towel rail, there are tiled surrounds and tiled flooring.

### OUTSIDE

The property sits on a generous sized corner



plot with a lawn frontage with mature trees, a concrete drive leads through wrought iron gates opening to a good size driveway and opening up into the side and rear garden which has an extensive size and generously proportioned with large workshop, recently created new patio area with tiled pavers, lawn and shrub borders.

### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

### CONSTRUCTION

Standard Brick Construction

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environmental-agency>  
<http://www.gov.uk/>

### CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy  
Electric - Octopus Energy  
Oil  
Water - Mains - South Staffs Water  
Sewage - Mains  
Broadband supplier - Virgin Media

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schools/a-school.aspx>  
<https://www.derbyshire.gov.uk/education/schools/schools/places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>



### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

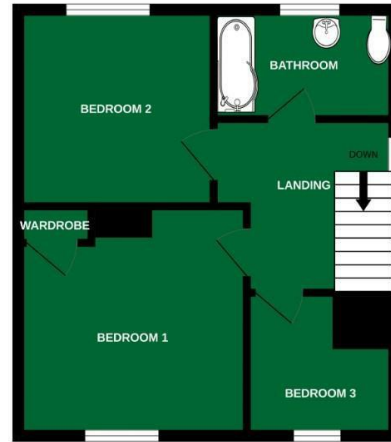
### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>	<b>69</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		

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