



2 Squirrels Corner, Newborough, DE13 8SA



Enjoying a prime setting on this desirable cul de sac is this executive detached family home, benefitting from a pleasant open outlook to the rear, generously proportioned and modernised interiors and four good sized bedrooms. Having been upgraded to include new windows and doors, refitted bathrooms and an upgraded dining kitchen, this beautifully presented detached home offers plenty of space to suit a growing family also needing space to work from home, alongside a sought after setting in this prestigious Staffordshire village. Double doors open into the entrance porch, leading in turn to the central hallway where doors give access into three well proportioned reception rooms. The

modern dining kitchen extends to the rear aspect, and there is also a cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom, with the principal bedroom suite having a fabulous private dressing room and shower room. To the front there is an expansive driveway having parking for a number of vehicles as well as a double garage with electric door, and the well tended rear garden enjoy a sunny south-east aspect and pleasant open views. The property is serviced by oil central heating and double glazed windows.

Nestled within picturesque Staffordshire countryside is the desirable village of

Newborough, a thriving rural community home to the Riverside Park play area, the Meynall cricket ground and a stunning 14th Century church, with the Meynell Ingram Arms pub and restaurant being within a few minutes drive. The Needwood Primary School lies within the village and feeds into John Taylor High School, and there are an excellent range of independent schools in the area including Denstone, Repton, Abbotsholme and Lichfield Cathedral. Further amenities can be found just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found, and the property is just minutes drive from the FA's St

George's Park, Hoar Cross Hall and the Deer Park Farmshop and Café in Hoar Cross.

For leisure pursuits, local equestrian centres include Eland Lodge and Marchington Field, and both Cannock Chase and the Peak District National Park can be reached within an easy drive. Newborough is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the international airports of Birmingham and Manchester are both within an easy drive.



- Executive Detached Family Home
- Desirable Cul de Sac Setting
- Three Spacious Reception Rooms
- Refitted Dining Kitchen
- Porch, Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Luxurious Master with Dressing Room & En Suite
- Modern Family Bathroom
- South-East Facing Rear Garden
- Rural & Church Spire Views
- Double Garage & Ample Parking
- HIVE Remote Heating Controls & Smart Lighting
- 'Outstanding' Schools & Village Amenities
- Well Placed for Commuter Routes & Rail Travel



Double composite doors open into the useful **Porch** 2.88 x 1.35m (approx. 9'5 x 4'5) having quarry tiled flooring, windows to two sides and a further glazed door leading into:

Reception Hall 2.96 x 2.16m (approx.
A spacious central hallway, having engineered oak flooring, stairs rising to the first floor and doors open into:

Lounge 6.33 x 3.69m (approx. 20'9 x 12'1)
An oversized reception room having a window to the front, double doors opening out to the rear aspect and engineered oak flooring. A characterful inglenook fireplace houses a wood burning stove, and glazed oak double doors open into:

Snug 3.98 x 3.4m (approx. 13'0 x 11'2)
A useful second sitting room or playroom, having a window to the rear, double doors out to the side and engineered oak flooring. Doors open through to:

Dining Kitchen 6.94 x 3.1m (approx. 22'9 x 10'2)
Refitted to a super standard, the **Kitchen** comprises a range of shaker style wall and base units with quartz work surfaces over housing an inset sink with side drainer and Quooker tap, recess housing a range cooker and integrated appliances including dishwasher, fridge freezer, washing machine and wine fridge. The kitchen has tiled flooring with under floor heating, feature plinth and under cupboard lighting, and a superb Robus smart LED spotlighting system which can be operated via an app, a smart speaker or conventional switches. There is a window to the rear, a door opens into the garage and a further door from the **Dining Area** opens out to the rear garden

Dining Room 4.67 x 2.98m (approx. 15'3 x 9'9)
An ideal home gym or formal dining space, having a window to the front and a door into the **Reception Hall**

Cloakroom
Having a modern suite having wash basin and WC set to vanity units, with engineered oak flooring





Stairs rise to the **First Floor Landing**, where there is access to the partly boarded loft and doors open into the bedrooms, bathroom and **Airing Cupboard**. A door leads into the impressive Master Suite:

Dressing Room 3.9 x 2.24m (approx. 12'9 x 7'4)
With mirror fronted fitted wardrobes, a window to the rear and a door into the **En Suite**. An archway leads into:

Master Bedroom 5.9 x 4.99m (approx. 19'4 x 16'4)
A generous bedroom having mirror fronted fitted wardrobes and dual aspect windows with shutters

En Suite 2.93 x 2.3m (approx. 9'7 x 7'7)
Comprising a modern suite having wash basin set to vanity unit, WC and a walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and a window to the front

Bedroom Two 4.18 x 3.7m (approx. 13'8 x 12'1)
Another double room having a window to the front and a range of mirrored fitted wardrobes

Bedroom Three 3.44 x 3.2m (approx. 11'3 x 10'6)
A third double room or ideal office, having a range of Neville Johnson office furniture and a window to the rear aspect enjoying pleasant views

Bedroom Four 3.7 x 2.07m (approx. 12'1 x 6'9)
A single bedroom having a window to the rear with garden and rural views

Family Bathroom 3.43 x 2.5m (approx. 11'3 x 8'2)
A refitted suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs, a heated towel rail and a window to the front with pleasant views towards the village church spire



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		







Outside

The property is set on the popular cul de sac of Squirrels Corner, a peaceful setting enjoying attractive views towards the Newborough church spire. A sweeping block paved driveway to the front provides parking for a number of vehicles as well as access into the garage, and well tended gardens extend to the front aspect. There is also the

facility to install as EV charging point

Double Garage 5.0 x 4.86m (approx. 16'5 x 15'11)
 With an electric entrance door, power, lighting and a door opening out to the side. The oil boiler is also housed in here

South-East Facing Garden

Enjoying a pleasant open outlook to the rear towards open countryside, the rear garden is laid out a block paved terrace and shaped lawns edged with neatly stocked borders. there is exterior power, lighting and a water point and gated access gives access to both the front aspect and onto Yoxall Road

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.