





## 16 New Acres, Newburgh

£475,000 Leasehold

5-bed detached home in Newburgh. • No chain – ready to move in. • Large driveway & EV charger. • Lounge with log burner. • Spacious kitchen/diner with island. • Converted garage – extra room. • Master bedroom with storage • 2 bathrooms, main with bath & shower. • Garden with decking & pagoda. • Near great schools, cafés & M6 motorway

Impressive 5-bed detached home in Newburgh village with modern features, converted garage, private garden, and easy M6 access. Ideal family living with no onward chain. Viewing highly recommended. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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- Lounge with log burner.
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- Converted garage extra room.
- Master bedroom with storage
- 2 bathrooms, main with bath & shower.
- Garden with decking & pagoda.
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## Approx Gross Internal Area 170 sq m / 1829 sq ft Bedroom 6 2.73m x 3.02m 8'11" x 9'11" Bedroom 5 2.69m x 2.87m 8'10" x 9'5" Kitchen Diner 6.82m x 4.65m 22'5" x 15'3" Utility 2.56m x 3.38m 8'5" x 11'1" 800 Main Bedroom 3.76m x 4.77m 12'4" x 15'8" Bathroom .59m x 2.37m 5'3" x 7'9" ▶ Lounge 3.85m x 5.64m 12'8" x 18'6" Bedroom 2 3.82m x 3.58m 12'6" x 11'9" Bedroom 4 2.71m x 3.07m 8'11" x 10'1" Hallway 2.77m x 3.80m 9'1" x 12'6" Bedroom 3 2.45m x 5.23m 8'0" x 17'2" Bathroom 2.69m x 2.76m 8'10" x 9'1" First Floor Approx 83 sq m / 889 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

You can include any text here. The text can be modified upon generating your brochure.

Ground Floor Approx 87 sq m / 940 sq ft