

Newton Park

Newton Solney, Burton-on-Trent, DE15 0SX

John
German





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£675,000

Enjoying a wonderful and exclusive parkland setting with views to rear is this stunning home offering superb single storey living with extensive extended accommodation, together with a large drive and double garage with established surrounding gardens.

Offering spacious, single storey living with plenty of natural light and a layout of abundant versatility and potential. This superb home enjoys a wonderful setting in Newton Park, having maintained grounds with lake, mature trees and woodland set in a conservation area.

Newton Solney is a charming village with pub, primary school and village hall, together with being ideally placed for Repton School. There are country and riverside walks close, in addition to excellent transport links provided by the A38/A50, plus train stations in Burton on Trent and Derby, and Birmingham/East Midlands airports being within in easy reach.

The entrance hall opens into a generous reception hall having a skylight and doors leading off to the accommodation.

The lounge is a substantial room offering fabulous surrounding views from the window seat across the rear gardens to fields beyond.

The kitchen and dining room have an open plan feel with an archway between. From the dining room, French doors open out to the rear gardens. The kitchen area is well equipped comprising a range of integrated appliances including oven, hob and microwave. A corner window again frames those lovely views.

There are four/five bedrooms, with the Master having the added benefit to include an en-suite bathroom with skylights.

The generous second, third and fourth bedrooms share a well appointed family bathroom with bath and separate shower cubicle.

Bedroom five is currently used as a study, providing a superb place to work from with views to rear. This room adjoins the dining room, offering the potential to create a substantial dining kitchen subject to permissions.

Well-tended gardens wrap around the front, side and rear of the house and enjoy being visited by an array of wildlife, perfect for spring and summer to appreciate the sunshine.

The private parkland setting is available for residents to enjoy, with lake, trees and woodland.

Agents Notes:

- The property is within a conservation area.
- There is an estate management fee of £131.25 PCM, together with Residents Association.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

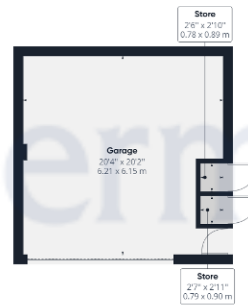
Our Ref: JGA08062022 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band G







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2311.01 ft²

214.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	52 e	
21-38	F		
1-20	G		



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