

Newton Park

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

John
German





A photograph of a modern, single-story brick building with large windows and a patio area, surrounded by lush greenery and trees. The sky is blue with some clouds. The text is overlaid on the image.

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£625,000

Spectacular setting surrounded by fully maintained grounds with lake side paths and mature woods.

The single storey accommodation can be adapted to suit your individual needs, currently with 3 officially designated bedrooms with potential for 2 further rooms to be adapted. Currently there are 5 reception rooms plus an atrium providing exceptional living space.

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 two pubs, 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 easy reach.

Entrance to the property is via a recessed storm porch that opens into a pretty spectacular heated atrium with a glass roof, tiled floor and a central water feature. The atrium provides both a grand entrance as well as a link between the two separate accommodation wings.

You enter the main wing via an "L" shaped hallway which opens out into a breakfast kitchen which is fitted with a comprehensive range of medium oak base and eye level units with worksurfaces, inset one and a half bowl stainless steel sink unit, built-in oven and halogen hob, integrated fridge freezer and dishwasher. The room has a double aspect with a window to the side and patio doors which open back out into the atrium. Double doors lead off to the main reception areas and a single internal door leads to a second entrance lobby with an external door opening out to the side of the property.

Continuing through into the main reception areas the first of which original intended as a dining room but currently used as a second sitting room with a feature fireplace and a large picture window to the side. This room is open plan to the main sitting room which is a lovely light room with a central skylight and full height double aspect windows and patio doors overlooking the rear gardens.

The master bedroom is also located at this end of the property and comprises a lovely light dressing area with picture windows. It has the luxury of its own en suite shower room with full three piece suite and a spacious sleeping area with fitted bedroom furniture and a picture window overlooking the rear garden.

Moving back through the property the hallway leads past a family bathroom fitted with a three piece suite and onto the room currently used as a dining room. This room is currently open plan with the hallway but the simple addition of a stud wall here would close the room off for use as a double bedroom or just for additional privacy.

Bedrooms two and three are located at the end of the hall.

On the opposite side of the atrium are further rooms, the first of which is used as an occasional sitting room and fitted with a run of wardrobes providing overflow storage. There is an internal access door into the back of the garage and the room leads onto a very spacious home office with double aspect windows overlooking the rear garden with glimpses of the lake. There is potential to convert this part of the property into a separate annex or as additional sleeping accommodation.

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

The gardens then run onto the park areas available for residents to enjoy, with lake, trees and woodland.

Agents Notes

The property is within a conservation area.

There is an annual fee of £1655 payable to Newton Park 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 Ref: JGA/21042023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F













Approximate total area⁽¹⁾

2286.60 ft²

212.43 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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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