

Blacksmiths Lane

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



Offering tremendous scope and potential to modernise is this superb 1970's detached home, standing on a wonderful corner plot with a large drive and double garage. Offered with no upward chain.

£400,000

John German 

Offered to the market with no upward chain, the property offers tremendous scope and potential for a buyer looking to modernise in their own style. Situated in the sought after village of Newton Solney with two popular pubs and a primary school. It is a few minutes' drive from Repton with its private school and wider range of amenities while the nearby A38 and A50 provide excellent transport links. Burton's town centre is also only a short commute and there are plenty of countryside walks on your doorstep.

Standing on a corner plot with gardens extending to the front, side and rear plus a good sized driveway providing ample off road parking. A side gate gives access to a further parking area, ideal for a caravan or motorhome. Step inside a good sized porch that in turn opens to a reception hall with feature staircase rising to the first floor.

The spacious lounge is a light and spacious room courtesy of its triple aspect windows. Also off the hall is a separate dining room having patio doors opening to the rear garden. Lying adjacent is the kitchen offering potential to create an open plan dining kitchen (subject to relevant permissions). The kitchen is currently fitted with base, drawer and wall units, work surfaces extending into a breakfast bar and there is an integrated eye level oven, hob and extractor fan. There is space for further appliances and a wide window overlooks the rear garden.

An L-shaped utility room has additional appliance space, a worktop, door to the side and useful internal door into the double garage having timber front entrance doors.

Completing the ground floor is a guest's cloakroom with a WC and wash hand basin.

The first floor gallery landing leads to four bedrooms, the rear facing master is a generous double sized room with fitted wardrobes, bedside cabinets and drawers. Bedrooms two and three are also good sized double rooms that overlook the rear and benefit from built in storage while bedroom four overlooks the front. Completing the first floor is a three-piece shower room.

Also off the landing is an airing cupboard, built in storage cupboard and access to the part boarded loft via a ladder.

The rear gardens are beautifully maintained with a paved patio area and shaped lawn beyond surrounded by pretty planted display beds and borders.

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.

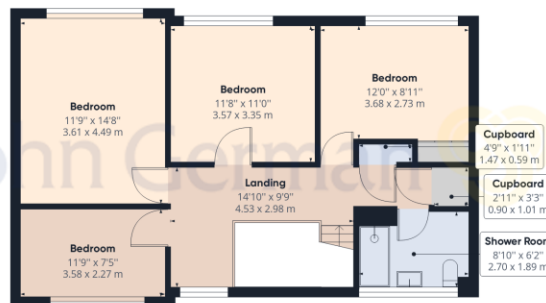
Useful Websites: www.southderbyshire.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24072023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
 1748.02 ft²
 162.40 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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