

# Hollies Close

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

John   
German







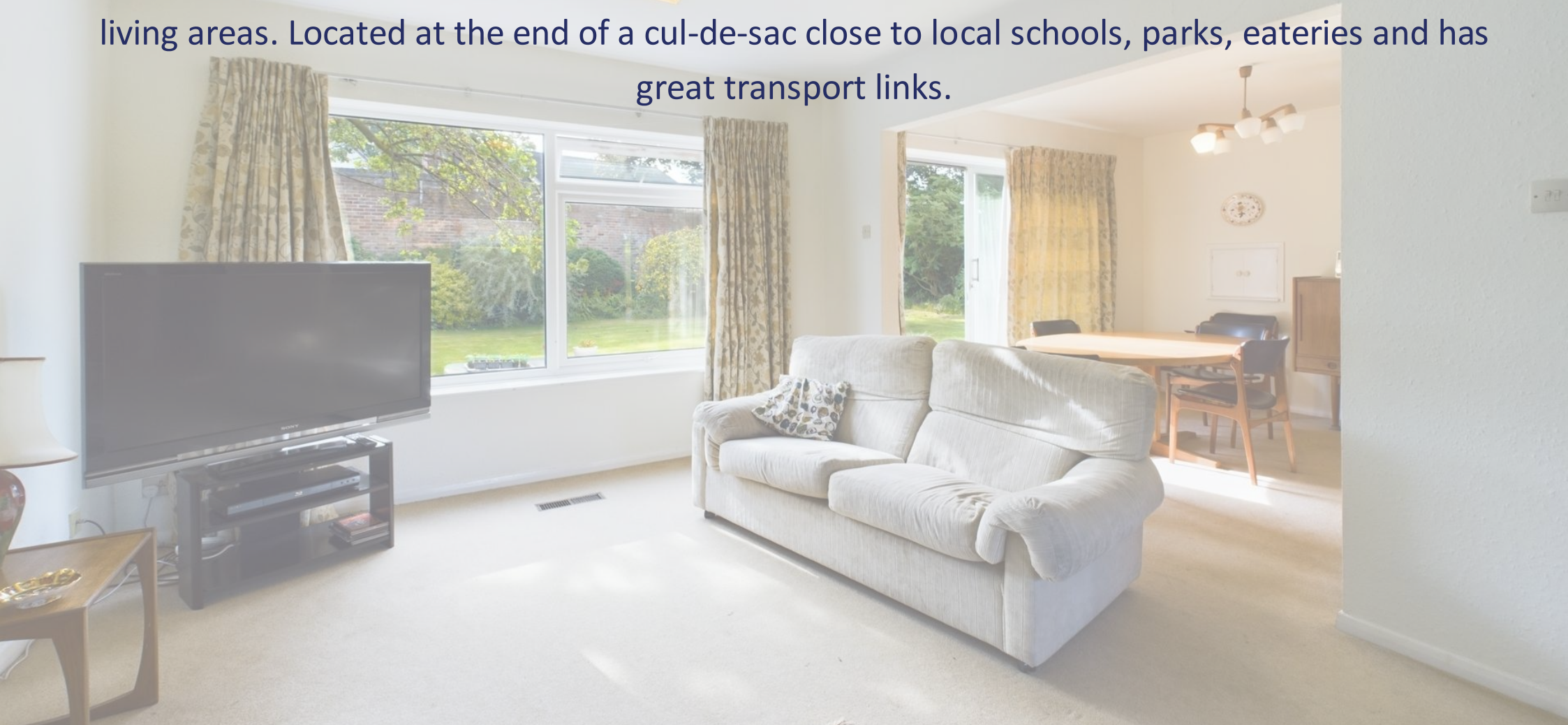


# Hollies Close

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

£420,000

Extended detached property is ready for the new owner to come and put their own stamp on with a generous rear garden, a large integral garage, parking for multiple cars and various living areas. Located at the end of a cul-de-sac close to local schools, parks, eateries and has great transport links.



Newton Solney is a charming village with two pubs, primary school (OFSTED rated as Good) 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 trains stations in Burton on Trent and Derby, and Birmingham/East Midlands airports being within easy reach.

The first thing you will notice is the extra large driveway suitable for multiple vehicles and the large integral garage. Once you enter through the porch you will see the large open plan living/dining area which overlooks the mature rear gardens. This space is huge and is a great entertaining space.

The kitchen is located in the middle of the property, it has masses of storage options, workspace and appliances. It is big enough to house a small dining table and has views over the rear gardens.

There is a downstairs cloakroom near the stairwell.

Through another door beyond the kitchen you enter the extension that includes an extra large utility room with direct access into the garage plus a spacious living area, ideal for children or a parents retreat.

The rear gardens are very generous with mature trees and plants, and an extensive lawn area.

The sleeping accommodation is located on the first floor, the three secondary bedrooms are all a fantastic size and will easily take double beds. The master bedroom overlooks the rear gardens and comes complete with built in storage. The family bathroom is located on the first floor and comes complete with a bath, WC and sink.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13092023

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

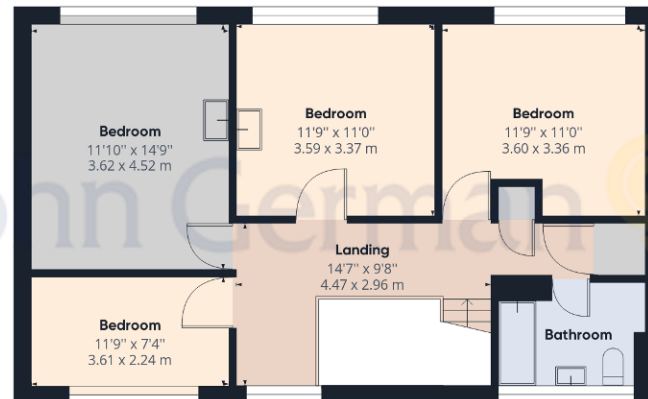








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2013.50 ft<sup>2</sup>

187.06 m<sup>2</sup>

**Reduced headroom**

15.98 ft<sup>2</sup>

1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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**





### 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 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		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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