

Newton Park

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

John 
German





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£750,000

Nestled in the picturesque village of Newton Solney, this charming, detached bungalow on Newton Park offers the perfect blend of tranquillity and convenience. Set on a private and exclusive parkland setting with stunning views to the front and well-established fully maintained gardens with a beautiful lake.

This superb home enjoys a wonderful setting in Newton Park, having maintained grounds with lake, mature trees and woodland set in a conservation area. The sellers have done brilliant job in converting this single storey home into a convenient, modern family home which can be enjoyed by an array of buyers. Since they purchased the property in 2017, the sellers have completed a full renovation to turn this house into a home!

This expansive detached bungalow offers a well-designed layout across its ground floor. With a total approximate area of 1921 sq. ft. (178.44 sq. m), the property offers an amazing amount of living space for family living. The welcoming entrance hallway provides access to the rest of the living accommodation. To the right of the hallway, you will find one of the two living rooms. This is a cosy room which is ideal for relaxing. With Bi Fold doors allowing abundant natural light to flood the room and providing stunning views of the landscaped gardens and fields. A ceiling-mounted projector is installed, perfect for movie nights watching major sporting events, turning this living room into a versatile entertainment space. Straight ahead of the front door is the modern fitted shower room, with walk in shower and window looking over the field views to the fore.

The real highlight of the home is the social, open plan living space which has been created by the sellers. This really is the central hub of the home, with another living room space, with log burner for those cold nights and smart systems allowing for voice activation via Alexa. The open plan space leads onto a space which is perfect for dining alongside the Kitchen. The kitchen has been fitted with convenient and modern features in mind. With plenty of integrated appliances, boiling hot water tap over ceramic sink and movement activated cupboard lights. The kitchen enjoys a four-ring induction hob with extractor built in, eye level electric oven and another set of bi-folds leading to the rear garden. The kitchen also allows access to the useful utility room which has plumbing for washing machine and a useful space for a dryer.

The property then boasts three generous sized, double bedrooms. The master is the pick of the three, which is accessed by a dressing room. This room could alternatively be used as a home office, with patio doors leading to the rear garden. The master bedroom is a brilliant size with floor to ceiling windows bringing in a lot of natural light.

The real beauty of this home on Newton Park is its location, situated on an enviable sized plot on a private road. With well-tended gardens wrapping around the front, side and rear of the house, you can enjoy being visited by an array of wildlife, perfect for spring and summer to appreciate the sunshine. The private parkland setting is only available for residents to enjoy, with a stunning lake, trees and woodland. The home boasts plenty of driveway space to the front with access to the double garage. The double garage can be accessed via the electric up and over door and is fitted with power and lighting throughout.

Newton Solney is a quintessential English village that perfectly combines rustic charm with modern convenience. Nestled in the beautiful Derbyshire countryside, Newton Solney offers an idyllic setting for those seeking a peaceful, community-oriented lifestyle. Newton Solney benefits from excellent transport connections, making it an ideal location for commuters. The A38 and A50 roads provide easy access to major cities such as Derby, Birmingham, and Nottingham, while regular bus services connect the village to surrounding areas. The home is also well placed with schools, making it an ideal spot for families. The village primary school is Newton Solney Infant School, which is rated outstanding by Ofsted, and the private, well-regarded Repton School is just a short drive away. Experience the best of village life in Newton Solney, where the charm of the countryside meets the convenience of modern living. Perfect for families, retirees, and anyone seeking a tranquil retreat, this delightful village invites you to make it your home. Viewing is highly recommended!

Agents note:

The ensuite which is yet to be renovated, leaving the next buyer a brilliant opportunity to put their own stamp on the home.

The property is in a conservation area.

There is an annual fee of £1820 payable

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA09072024

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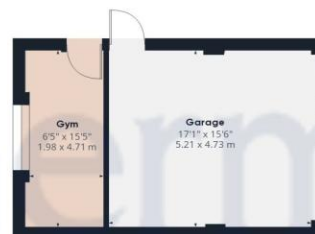






Ground Floor Building 1

Approximate total area⁽¹⁾
 1920.71 ft²
 178.44 m²



Ground Floor Building 2

(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.



Agents' Notes

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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		
55-68	D		64 D
39-54	E	41 E	
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



