

Blacksmiths Lane

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



A superb detached bungalow occupying a fantastic village location with well-arranged accommodation and riverside walks closeby, offered with no upward chain.

£242,950

John German

John German are delighted to offer for sale this modern detached bungalow in the desirable village of Newton Solney having excellent transport links to the nearby centres of Burton-on-Trent and Derby. The picturesque village has two pubs and riverside walks only a short distance away and the neighbouring village of Repton and A38 are only a short drive away.

Accommodation

A side entrance door opens into a good sized reception hall with doors off to all rooms including the guest WC, storage cupboard and a door to the rear garden.

The well-appointed L-shaped kitchen has a range of rose wood base and wall mounted units with work surfaces over, an integrated gas hob, extractor hood and eye level double oven. There are dual aspect uPVC double glazed windows to the front and side plus a useful uPVC double glazed side door leading out to the driveway.

The good sized dual aspect lounge has a focal point fireplace and wall lights. uPVC double glazed sliding patio doors lead out to a patio and rear garden.

Also off the hall are controls for the recently installed Vaillant gas central heating system and the two bedrooms both with built-in wardrobes. The family bathroom is fitted with a modern white suite comprising panel bath with Mira shower and screen over, fitted vanity unit with useful storage, inset wash basin and concealed cistern WC. Fully tiled with a chrome heated towel rail.

Outside

To the rear is a paved terrace and shaped lawn with established borders. Side gated access leads to the front with lawned garden and a driveway leading to a detached single garage.

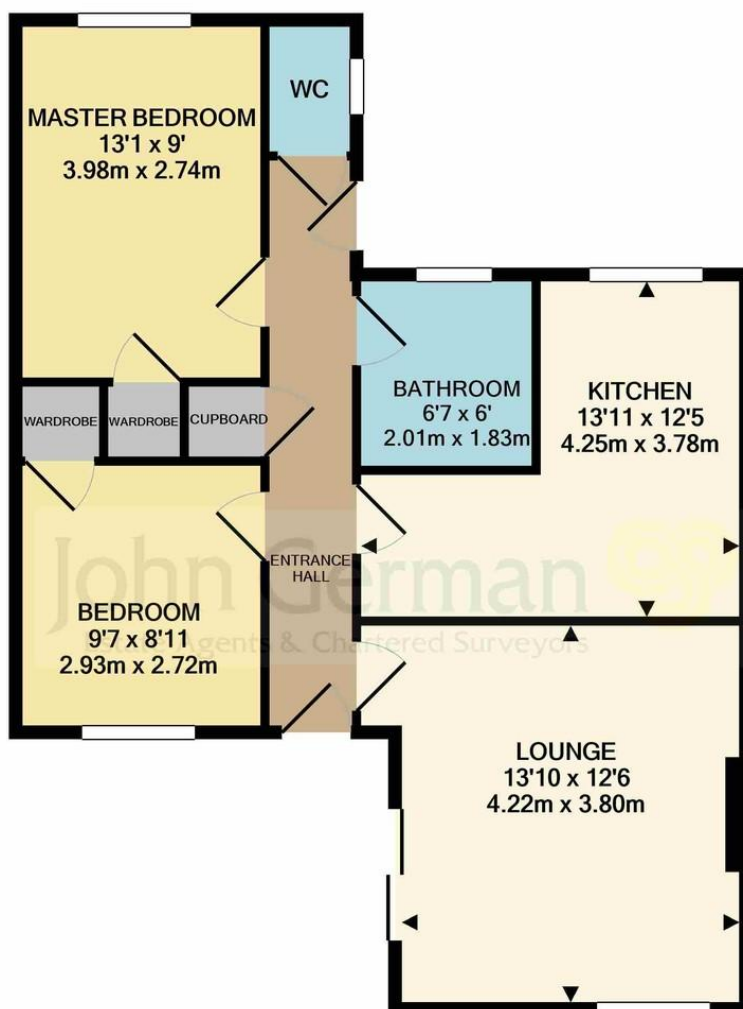
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.environment-agency.co.uk
www.southderbys.gov.uk

Our Ref: JGA/07012021

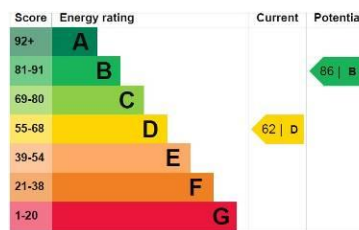
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents' Notes

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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.

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