



4 Main Street
Newton Solney
Burton Upon
Trent
Staffordshire
DE15 0SJ

Price £255,000

- GREAT VILLAGE LOCATION
- BEAUTIFULLY PRESENTED
- FULL OF CHARACTER AND CHARM
- EXPOSED BRICKWORK, LATCH DOORS, SASH STYLE WINDOWS
- LOUNGE AND SEPARATE DINING ROOM
- SUPERBLY PRESENTED KITCHEN WITH GRANITE WORK TOPS
- TWO BEDROOMS
- STUNNING BATHROOM
- LOW MAINTENANCE LANDSCAPED REAR GARDEN
- IMPRESSIVE WORK FROM HOME OFFICE/GARDEN BAR POD

GENERAL INFORMATION

THE PROPERTY

A superbly presented and refurbished semi-detached cottage that offers character and charming accommodation throughout, situated in the much-favoured village of Newton Solney. Having sash style windows, exposed brickwork, latched doors and period style fixtures and fittings, this superior residence offers gas centrally heated and double-glazed accommodation that includes a lounge with a brick fire surround, separate dining room, a refurbished kitchen with solid quartz work surfaces, a Belfast sink, and high-end integrated appliances. To the first floor are two bedrooms, the master having a feature exposed brick chimney breast and fitted wardrobes, and a period style modernised bathroom.

Outside, to the front is a small fore garden edged with a boundary wall and having a path leading to the side door and opening into the attractively landscaped low maintenance rear garden with superb timber garden pod with bar, separate wi-fi hub and electrics. A great place to use as an home office and well as entertaining guests.





LOCATION

The award winning village of Newton Solney boasts village inns, primary school, church, recreational park and village hall. The property is sure to appeal to those with leisure interests such as walking, cycling and fishing as the River Trent is within striking distance. The village of Repton is approximately one mile away and provides a range of amenities including a convenience store, range of village inns, Indian restaurant and Chinese take-away. Repton is also renowned for its public school. Burton upon Trent is approximately three miles distant and boasts a wide range of facilities and amenities. The A38 and A50 dual carriageways can be accessed within approximately ten minutes' drive and ensure fast access to Derby, Nottingham, Stoke on Trent and also provide swift onward travel to the motorway network.

ACCOMMODATION

LOUNGE

3.61 x 3.76 (11'10" x 12'4")

Having a sash window to front elevation, soundproof wall, a gas log effect fire within exposed brick surround with decorative shelving and built-in cupboards, composite decorative ceiling timbers, central heating radiator, and door to:

DINING ROOM

2.69 x 2.69 (8'10" x 8'10")

With engineered wood flooring, door to stairs, further door to under stairs storage cupboard, window looking out to the rear garden, central heating radiator, and door to:

FITTED KITCHEN

2.84 x 1.91 (9'4" x 6'3")

Beautifully fitted with a range of shaker style base cupboards and drawer units with matching wall mounted cabinets over. Quartz worktops with matching up-stands incorporate a Belfast sink with mixer tap, plus a Smeg gas hob with extractor hood over. Integrated appliances include

oven, washing machine and fridge. There is engineered wood flooring, radiator, window looking out to the garden and door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Having loft access point and doors leading off.

BEDROOM ONE

3.43 x 3.66 (11'3" x 12'0")

A lovely character room with a window to the front elevation, 'Sharps' built-in wardrobes, exposed brick work to the chimney breast and central heating radiator.

BEDROOM TWO

1.96 x 2.90 (some restricted head height) (6'5" x 9'6" (some restricted head height))

Having a window to rear elevation and central heating radiator.

BATHROOM

With a period style suite that includes a roll top bath (not full size), a separate shower cubicle,



wash hand basin, w.c., heated towel rail and tiled surrounds and flooring with under floor heating

OUTSIDE AND GARDENS

The property is set back behind a boundary wall with a small fore garden and a pathway leading to a timber gate which in turn opens into the enclosed rear garden.

The attractive landscaped rear garden incorporates paved patio areas, cobblestone paths, brick-built barbeque, artificial lawn, herbaceous beds, a useful brick-built store and a timber garden pod with a bar, electric and wi-fi connections. An ideal space for entertaining or as a work from home office.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C



CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy
Electric - Octopus Energy
Water - Mains - South Staffs Water
Sewage - Mains
Broadband supplier - SKy

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environmental-agency>
<http://www.gov.uk/>

SCHOOLS

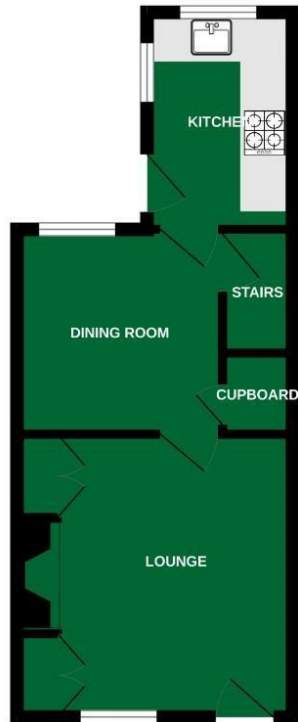
<https://www.staffordshire.gov.uk/Education/Schools/normal-area-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

VIEWING

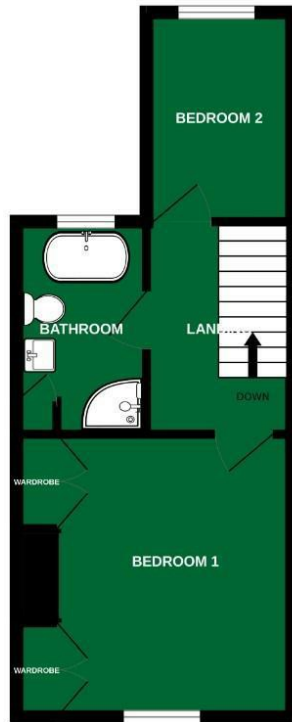
Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Intergo, 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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