

# Hoskins Lane

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

John German



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£575,000

NO UPWARD CHAIN

Featuring 2379 sq ft of accommodation including a good size detached double garage is this superb property offering a fantastic family home with accommodation spanning three floors and a fabulous position on a modern development with a lovely open aspect to front and substantial driveway. Highlights include three reception rooms, large dining kitchen, five good size bedrooms, two en suites and a family bathroom.



This fabulous home built by David Wilson Homes offers a fantastic property for a large family or multi-generational living, occupying a lovely position on the development with a delightful open aspect to front. Available with the advantage of no upward chain and ready to move into. Set in a location handy for Burton-on-Trent town centre and being well placed for schools for all ages including Repton private school, with excellent transport links provided by the A38 and A50. Nearby train stations include Willington, Burton and Derby with its London services.

Set behind a small front garden with a paved pathway to the front entrance door which opens into a welcoming reception hallway with staircase off to first floor, useful understairs storage cupboard, guest WC and doors leading off.

The ground floor features three reception rooms, perfect for a family with teenagers or those that work from home. The first reception room is a lounge with two windows framing views to front and a door opening through into a lovely dining room, perfect for entertaining, with doors opening out to the rear garden. Across the hallway is a lovely home office/study which could also be used as a TV room/snug/playroom, again with window to front.

At the heart of the house there is a spacious open plan kitchen diner equipped with a range of base and eye level units with work surfaces over, integrated oven, hob, extractor, fridge freezer and dishwasher. There is a window to rear and a generous dining area with French doors to the rear garden. A door leads to a useful utility room with additional appliance space, base and eye level units and a side door to the large driveway.

Stairs rise from the hall to a lovely light and spacious galleried first floor landing with doors leading off and a second staircase to the top floor. There is a superb master suite with the bedroom area offering a fabulous dual aspect with window to side and two windows framing fantastic views to front. An archway leads to a dressing room having fitted wardrobes across one wall providing plenty of storage, window to rear and a spacious and well appointed en suite featuring a bath, separate double shower cubicle, pedestal wash hand basin and WC.

Across the landing there are two generously sized double bedrooms, both with two windows pouring in plenty of natural light, sharing a well appointed family bathroom with panelled bath, separate double shower cubicle, pedestal wash hand basin and WC.

To the second floor, the landing has doors to two fantastic bedrooms, both featuring four skylights pouring in plenty of natural light and giving both of these rooms a studio feel. Both share a well appointed bathroom with panelled bath, separate shower, pedestal wash hand basin and WC.

Outside, the property features a generously sized driveway providing plenty of off road parking together with access to a detached double garage having twin up and over front entrance doors. The garden to rear is laid to lawn and offers potential to create a fantastic outdoor space. The property is situated on a modern development and off a private road, with an estate management fee for communal areas of approximately £150 per annum. The location of the property is perfect for those seeking to get outdoors with plenty of access to countryside and walkways for walking the dog or a Sunday afternoon stroll.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

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

**Our Ref:** JGA/20022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













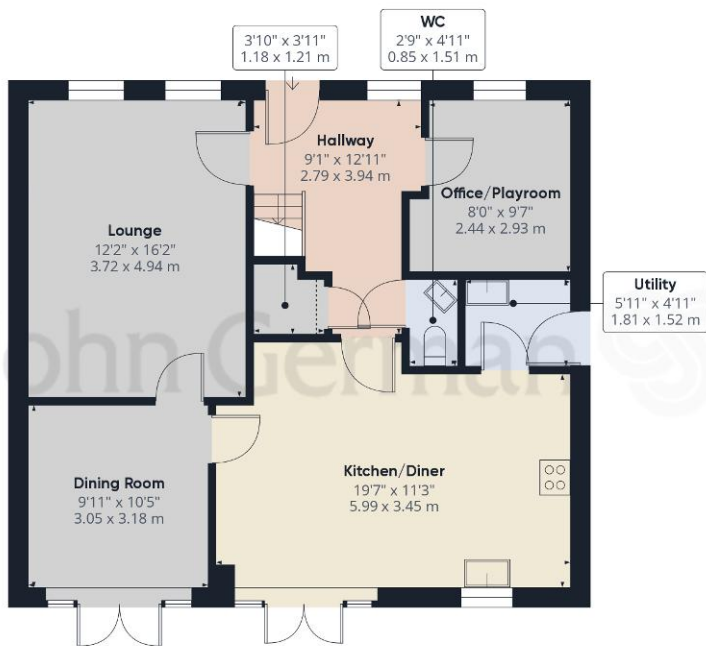




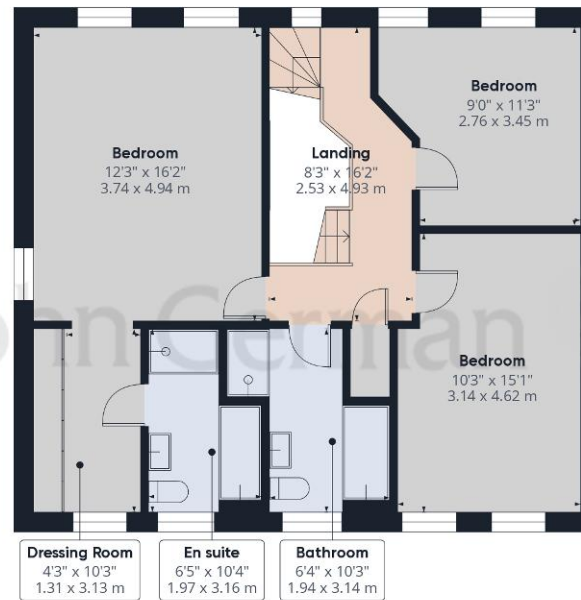








Ground Floor Building 1



Floor 1 Building 1

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

2379.44 ft<sup>2</sup>

221.06 m<sup>2</sup>

Reduced headroom

136.13 ft<sup>2</sup>

12.65 m<sup>2</sup>

(1) Excluding balconies and terraces

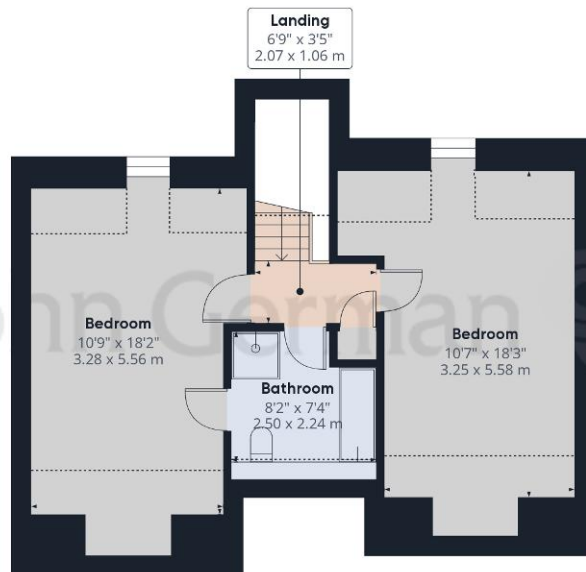
Reduced headroom

..... Below 5 ft/1.5 m

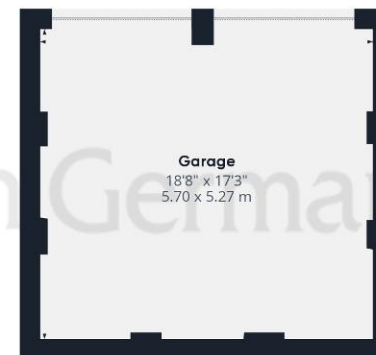
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 2 Building 1



Ground Floor Building 2





## 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 and Messrs. John German nor any person employed has any authority to 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	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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