

Main Street

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

John
German





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£460,000

This beautifully presented three-bedroom semi-detached character property enjoys a prominent corner position on Main Street in the sought-after village of Newton Solney. Thoughtfully maintained and carefully designed, the home blends charming original features with modern comforts, offering spacious living both inside and out.

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Set behind a generous front lawn, the property benefits from off-road parking for at least two vehicles and a single garage, creating an inviting first impression.

Upon entering, the vestibule provides a useful space for coats and shoes, giving a glimpse of the property's character with original doors and detailing. To the right, the light-filled living room enjoys a large bay window, additional side window, and a feature fireplace, making it a welcoming and cosy space.

To the left, the dining room provides an excellent area for entertaining, with windows on both sides that flood the space with natural light. A clever under-stairs nook, currently used as a study area, adds extra versatility.

At the rear, the L-shaped kitchen has been thoughtfully fitted to complement the home's character. It comprises a double sink with mixer tap and window overlooking the garden, ample marble worktop space, a range of base storage units, integrated dishwasher, and space for a washing machine. The home currently houses a fantastic Range Master cooker (open to negotiation). Tiled flooring runs throughout, and a nook opposite houses the integrated fridge freezer and additional storage. A characterful rear door with overhead window ties the space together, creating a cosy modern country feel. For added practicality, the ground floor also includes a WC and a fitted storage cupboard.

Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom. The front bedroom is particularly spacious, offering ample fitted storage while still leaving room for a large bed and additional furniture. With both a front-facing village view window and a side aspect window, it feels bright and airy. The second bedroom, also a generous double, benefits from fitted wardrobes and a side window. The third bedroom, positioned above the kitchen, enjoys a unique layout and has been adapted by the current owners as a large study space. However, it can also serve as a double bedroom, single bedroom, or hobby room, featuring a window with a bespoke window seat overlooking the front garden - a tranquil retreat.

The family bathroom has been recently updated, comprising a bath with shower over, WC, hand wash basin, heated towel rail, and built-in storage cupboards.

Externally, the property is surrounded by charming gardens. In addition to the lawned frontage, a pathway leads around to the side and rear garden. Here, a mix of raised patio seating areas, mature shrubs and flowers, and a gravelled section provide attractive outdoor spaces. By the back door, there are two distinct patio seating areas, separated by a characterful coal shed that continues to provide practical outdoor storage. Beyond, the garden opens into a fantastically sized lawn lined with trees and shrubs, offering both privacy and security. A narrower end of the plot makes an ideal greenhouse or gardening area, while the rear boundary enjoys open views over neighbouring farmland.

Location

Newton Solney is a highly sought-after South Derbyshire village, renowned for its charm, character and strong sense of community. The village itself offers a well-regarded primary school, two traditional public houses, a church, village hall, cricket club and picturesque riverside walks. For everyday amenities, nearby Repton and Burton upon Trent provide an excellent range of shops, supermarkets, cafés, and leisure facilities. The location is ideal for commuters, with easy access to the A38 and A50 linking to Derby, Lichfield, Birmingham and the wider Midlands. At the same time, Newton Solney retains its peaceful rural appeal, surrounded by open countryside and farmland, offering the perfect balance of convenience and village life.

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. The property is fitted with a burglar alarm.

Property construction: Standard

Parking: Off road parking and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: BT - 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 D

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

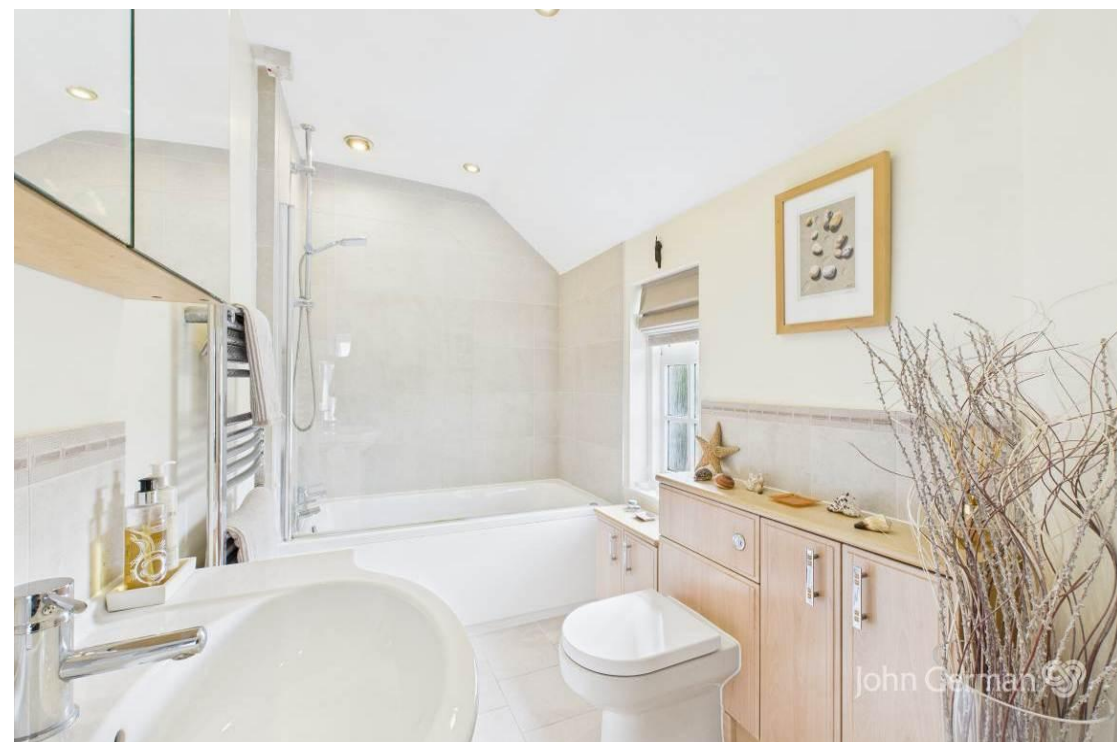
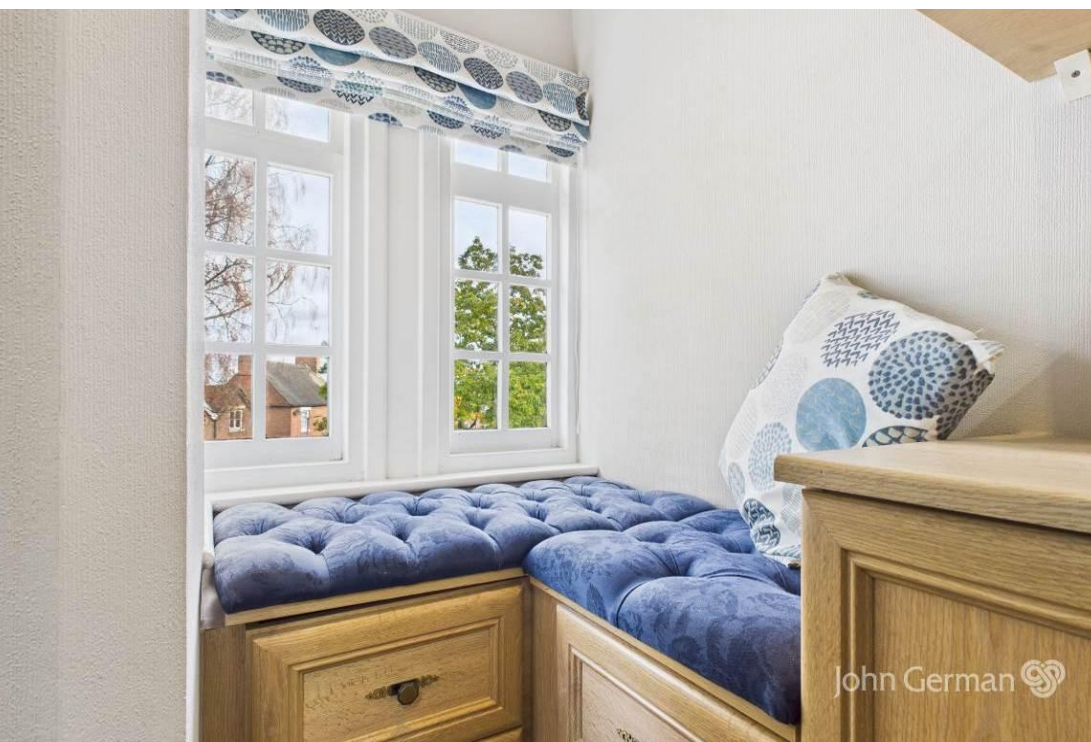
Our Ref: JGA/26092025

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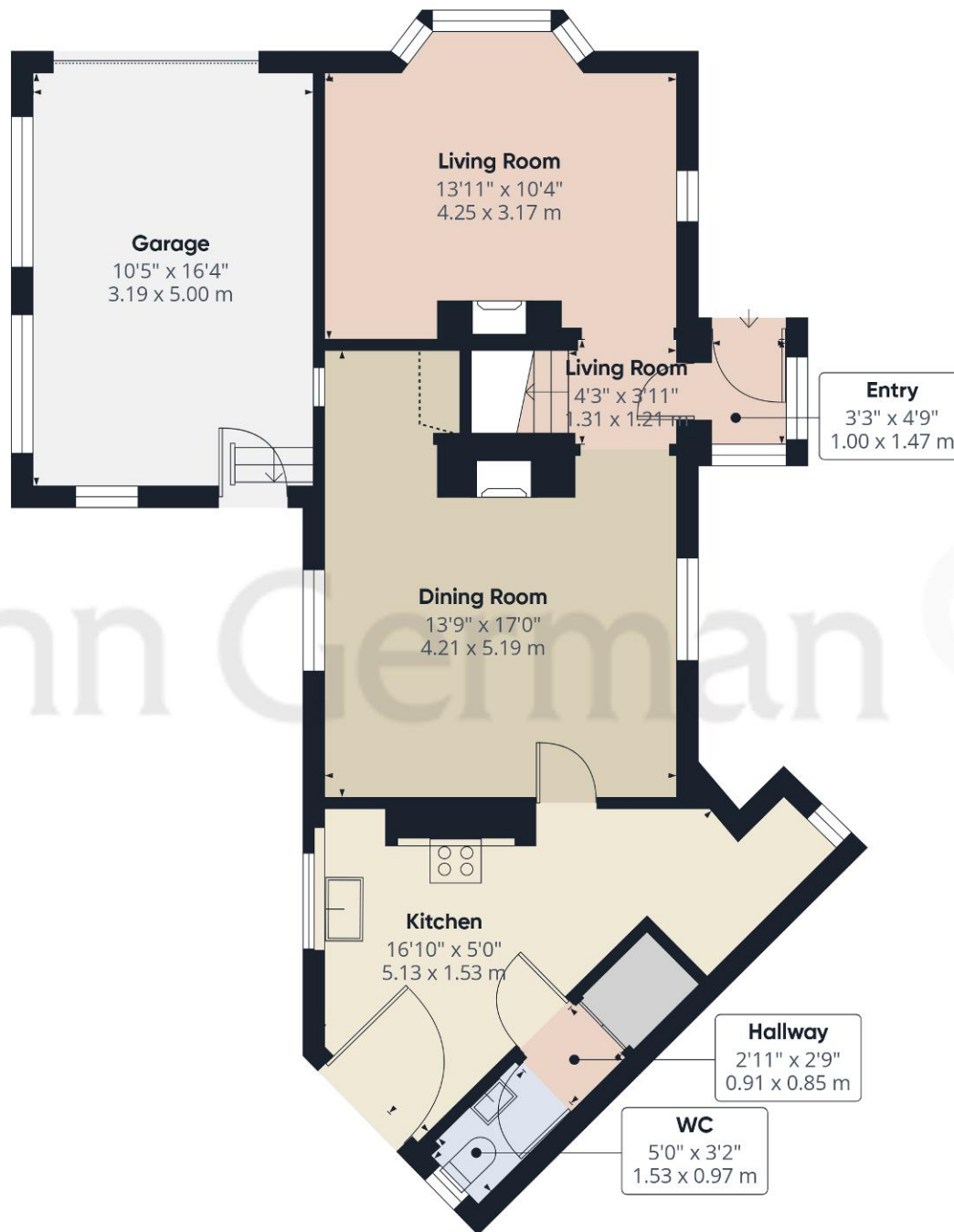












Ground Floor

Approximate total area⁽¹⁾

750 ft²
69.6 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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