



Notwen, 33 Main Street, Newton Solney, DE15 0SJ



Set within the desirable village of Newton Solney is Notwen, a traditional semi detached home benefitting from deceptively spacious interiors, two excellent double bedrooms and secluded south facing gardens. Presenting a charming exterior, this attractive village home showcases art-deco style features throughout including original doors, impressive tall ceilings and a stained glass windows, alongside generously proportioned accommodation which has been recently upgraded to include a refit to the dining kitchen. A pathway leads from the road up to the entrance hall, which in turn leads into two spacious reception rooms, the dining kitchen and to a useful cellar which is currently utilised as a utility space. To the first floor there are two double bedrooms serviced by a luxury family bathroom, and the master bedroom offers potential for conversion into two separate rooms if desired. Notwen enjoys a pleasant and secluded garden plot, with the generous rear garden enjoying a sunny southerly aspect.

Situated in the heart of Newton Solney, the property benefits from a secluded elevated position back from this attractive street which is lined with an assortment of similar traditional homes. This desirable village is home to amenities including two traditional pubs and a village hall, and the Newton Solney Church of England Infants feeds into Repton Primary School and John Port Secondary. More comprehensive amenities can be found in the local villages of Repton and Willington, and the market town centre of Burton offers facilities including supermarkets, shopping centres, leisure centres and an array of pubs and restaurants. A rail station in Willington provides links to Burton, Derby and further afield, the international airports of Birmingham and East Midlands can be reached in around 50 minutes, and the village is ideally placed for access to the A38 and A50 and national motorway network beyond. For outdoor pursuits, the Peak District National Park can also be reached in around 30 minutes.

- Traditional Semi Detached Home
- Desirable Village Setting
- Wealth of Character Throughout
- Secluded Walled Gardens
- Two Spacious Reception Rooms
- Refitted Dining Kitchen
- Entrance Hall & Cellar/Utility
- Two Excellent Double Bedrooms
- Luxury Family Bathroom
- South Facing Gardens
- John Port Academy Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

#### Entrance Hall

A traditional entrance door opens into the hallway, having a stained glass window above featuring the property's name. doors lead into:

**Dining Room** 4.04 x 3.5m (approx. 13'3 x 11'6)  
An attractive reception room having window to the front aspect and a feature fireplace recess with tiled hearth

**Lounge** 6.1 x 4.2m (approx. 20'0 x 13'9 – max)  
An oversized reception room having dual aspect windows to the front and rear aspects, fitted storage and a character brickwork fireplace housing an open fire. A door opens to the stairs rising to the first floor, and a further door leads into:

**Dining Kitchen** 4.09 x 3.43m (approx. 13'5 x 11'3)  
Having been refitted to a superb specification, the kitchen comprises a range of wall and base units with quartz worksurfaces over, housing an inset sink with side drainer, a recess housing a stainless steel range cooker and spaces for a washing machine, dishwasher and fridge freezer. A door opens out to the side and the dining area features a vaulted ceiling with skylights, where French doors open out into the gardens. A door opens into:

#### Cellar/Utility

Steps lead down to this useful space, having quarry tiled flooring, a window to the side and space for a tumble dryer. The wall mounted Baxi boiler is also housed in here





Stairs rise to the **First Floor Landing**, where there is an attractive stained glass window to the side and access to the loft via a drop down ladder. Doors lead into:

**Master Bedroom** 4.6 x 4.17m (approx. 15'1 x 13'8)  
A generous principal bedroom having dual aspect window to the front and rear, a large freestanding wardrobe which is included in the sale and doors to

two useful eaves storage cupboards. The size of this room offers potential to be split into two if desired

**Bedroom Two** 3.9 x 3.6m (approx. 12'9 x 11'10)  
Another generous double room having a window to the front

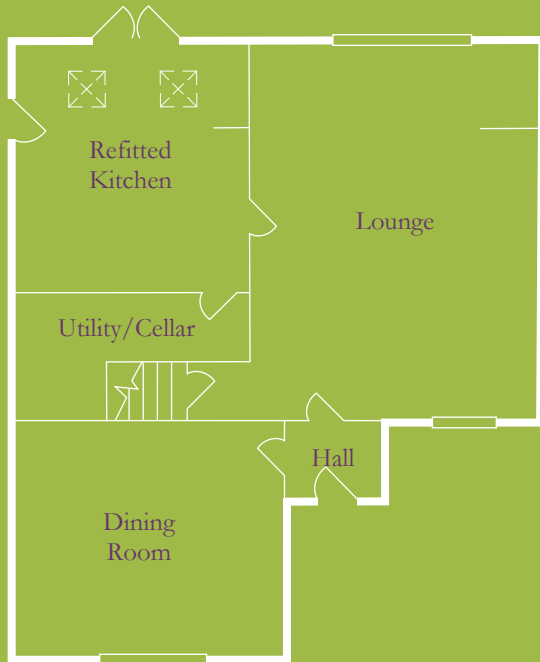
**Family Bathroom** 3.43 x 2.54m (approx. 11'3 x 8'4)  
Comprising a traditional suite having pedestal wash



basin, WC, double shower and freestanding claw foot bathtub, with an obscured window to the rear, a heated towel rail and a range of fitted **Airing Cupboard** housing the hot water cylinder

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		





### Outside

Notwen is set at an elevated position back from the lane, having well tended fore gardens and a pathway leading to the front door. Gated access to the side leads into the rear garden, and there is informal on street parking available directly outside the property

### South Facing Gardens

A beautifully tended south facing garden lies to the rear of the property, being laid to a paved terrace with steps rising to lawns edged with well stocked borders. The garden enjoys an excellent degree of privacy, the timber garden shed is included in the sale and there is exterior lighting and a water point



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.