







A superbly presented modern three-bedroom detached home offering well-proportioned accommodation across two floors, situated in a sought-after residential development. This stylish property features a spacious kitchen diner, a dual-aspect living room, a downstairs WC, an en-suite to the master bedroom, a landscaped rear garden, and off-street parking with a garage. Positioned on the edge of popular village Newton Solney, the home is ideally placed for access to nearby amenities, countryside walks, and excellent transport links.



## Accommodation

### Ground Floor

The property is accessed via a central path leading to a covered front entrance door, which opens into a welcoming hallway with stairs rising to the first floor and access to the ground floor accommodation. To the left, a generously sized living room spans the full depth of the house, benefiting from a window to the front and French doors opening onto the rear garden, offering a bright dual-aspect space ideal for relaxing and entertaining. Opposite the living room is a spacious kitchen diner, fitted with a range of modern wall and base units, integrated oven and hob with extractor over, and ample space for dining. French doors from the dining area provide direct access to the garden. A downstairs WC, with wash hand basin and low-level WC, completes the ground floor layout.

### First Floor

The first-floor landing gives access to three bedrooms and the family bathroom. The master bedroom is a good-sized double with a fitted mirrored wardrobe and its own en-suite shower room, comprising a corner shower enclosure, wash hand basin, and low-level WC. The second bedroom is also a double, while the third bedroom offers flexibility as a child's bedroom or home office. The family bathroom includes a three-piece suite with a corner bathtub, wash hand basin, low-level WC, and a window to the rear. A useful built-in storage cupboard is accessed from the landing.

### Outside

To the front of the property is a neat garden with a



central path, and adjacent off-street parking for two vehicles which leads to the garage. The rear garden is fully enclosed by timber fencing and features a well-maintained lawn, paved patio area ideal for outdoor dining, and raised borders with established planting. A gate provides side access.

### Location

Located on the edge of Newton Solney, this property is ideally situated for those seeking a semi-rural lifestyle with easy access to amenities. The village benefits from a









primary school, traditional pub, and beautiful countryside walks, while the nearby towns of Burton-on-Trent and Repton offer additional schooling, shopping, and transport connections, including road links to the A38 and A50.















Floor 0



Floor 1

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

87.6 m<sup>2</sup>

945 ft<sup>2</sup>

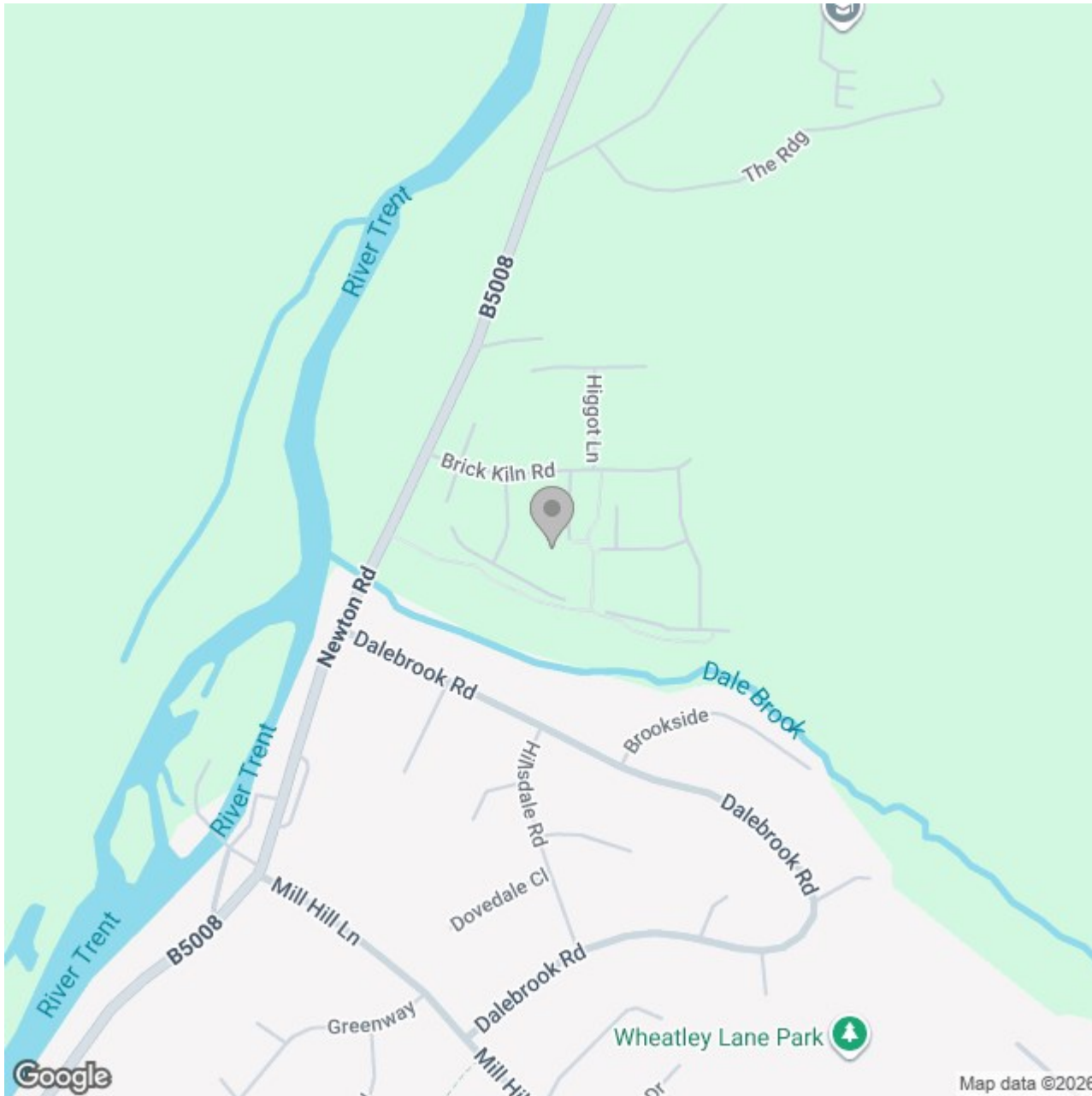
(1) Excluding balconies and terraces

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

GIRAFFE360







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 