



Hargate Lane, Newton Solney,
Burton-on-Trent



4



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Guide price £450,000



Key Features

- Fabulous Modern Detached Home
- Highly Regarded Select Development
- Beautifully Presented Throughout
- Lovely Landscaped Gardens
- Four Double Bedrooms
- Superb Open Outlook To The Front
- EPC rating B
- Freehold





Situated upon this popular select residential development this beautifully presented spacious four bedroomed detached family home is worthy of an internal inspection in order to appreciate the standard and level of accommodation on offer which in brief comprises: - fabulous entrance hall, guest cloak room, large bay windowed sitting room, study, stunning open plan living dining kitchen with a good array of AEG appliances, separate utility room and on the first floor a landing leads to four well proportioned double bedrooms, two with built-in wardrobes, master having en-suite shower room and there is also a family bathroom. Outside to the front is a lovely open aspect and a sweeping driveway provides ample parking and leads to a brick built garage. To the rear is a very pleasant enclosed landscaped garden.

Accommodation In Detail

Upvc half obscure double glazed entrance door with double glazed light over leading to:

Impressive Entrance Hall 5.15m x 1.57m (16'11" x 5'2")

having staircase rising to first floor, one double central heating radiator and fitted smoke alarm.

Guest Cloak Room

having low level twin flush wc, pedestal wash basin, obscure Upvc double glazed window to side elevation, one central heating radiator and large useful understairs storage cupboard.

Sitting Room 5.41m x 3.76m (17'8" x 12'4")

having Upvc double glazed walk-in bay window to front elevation with bespoke shutters and two double central heating radiators.

Study 2.89m x 2.38m (9'6" x 7'10")

having Upvc double glazed window to front elevation with bespoke shutters and one central heating radiator.

Stunning Open Plan Dining Kitchen 6.09m x 3.02m extending to 4.7m

having a fabulous array of mocca fronted base and eye level units with complementary rolled edged working surfaces, high quality AEG integrated appliances including five ring gas hob with stainless steel extractor over, double oven, fridge freezer and dishwasher, stainless steel Franke sink and draining unit with swan neck mixer tap, Upvc double glazed window to rear elevation, low intensity spotlights to kitchen area, two double central heating radiators and fabulous walk-in bay window with Upvc double glazed lights and French doors opening out to the landscaped rear garden.

Utility Room 1.60m x 2.53m (5'2" x 8'4")

having a matching range of mocca fronted base and eye level units with complementary working surfaces, stainless steel sink and draining unit, plumbing for washing machine, cupboard housing fitted Ideal Logic gas fired central heating boiler, one central heating radiator, Upvc half double glazed door leading to rear elevation.

On The First Floor

Galleried Landing

having Upvc double glazed window to side elevation, one central heating radiator, access to loft space, fitted smoke alarm and airing cupboard incorporating pressurised cylinder.

Master Bedroom 3.63m x 3.68m (11'11" x 12'1")

having two ranges of built-in triple wardrobes, one central heating radiator, thermostatic control for central heating, Upvc double glazed window to front elevation.

Shower Room 2.20m x 1.35m (7'2" x 4'5")

having suite comprising over-sized shower enclosure, pedestal wash basin, low level twin flush wc, half tiling complement to one wall and full tiling to shower area, obscure Upvc double glazed window to side elevation, heated ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.





Bedroom Two 2.85m x 4.03m (9'5" x 13'2")

having twin Upvc double glazed windows to rear elevation, one central heating radiator and range of built-in wardrobes with sliding doors.

Bedroom Three 3.09m x 2.31m (10'1" x 7'7")

having twin Upvc double glazed windows to front elevation and one central heating radiator.

Bedroom Four 4.34m x 3.10m (14'2" x 10'2")

having Upvc double glazed window to rear elevation and one central heating radiator.

Family Bathroom 2.66m x 2.29m (8'8" x 7'6")

having fabulous four piece suite comprising over-sized shower enclosure, side fill panelled bath, pedestal wash basin, low level twin flush wc, obscure Upvc double glazed window to rear elevation, fitted extractor vent, heated ladder towel radiator.

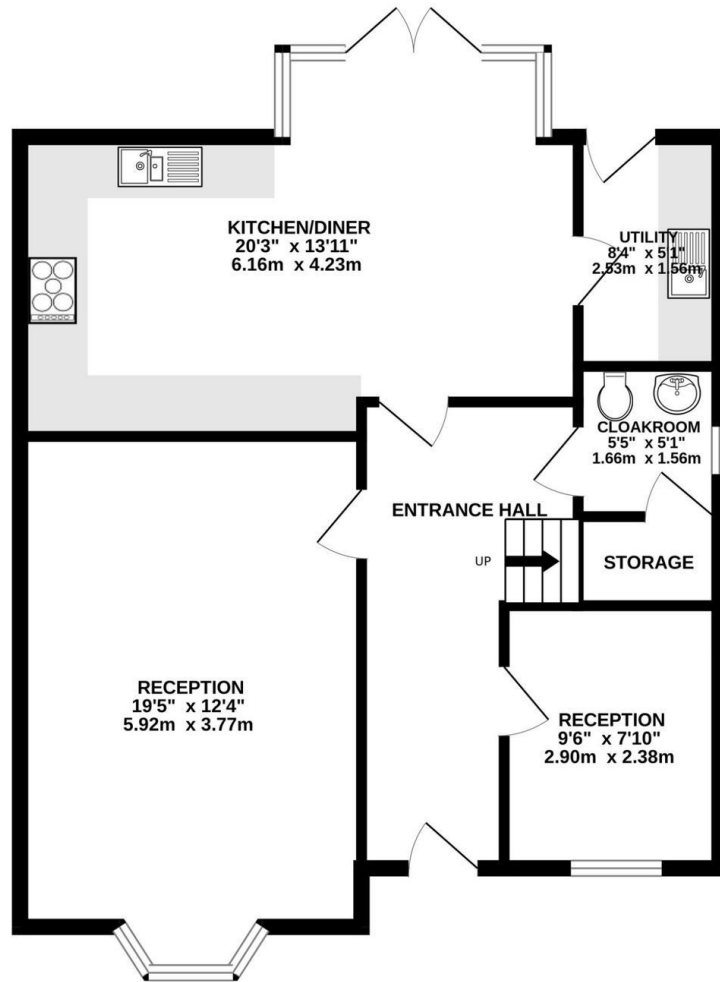
Outside

To the front of the property is a hard landscaped fore garden and a sweeping block paved driveway leads to a brick built garage with up and over door, side courtesy door, electric lighting and power. To the rear are various large flagged patio areas providing private seating, the main area of the garden is laid to lawn with various herbaceous borders. There is external water and power.

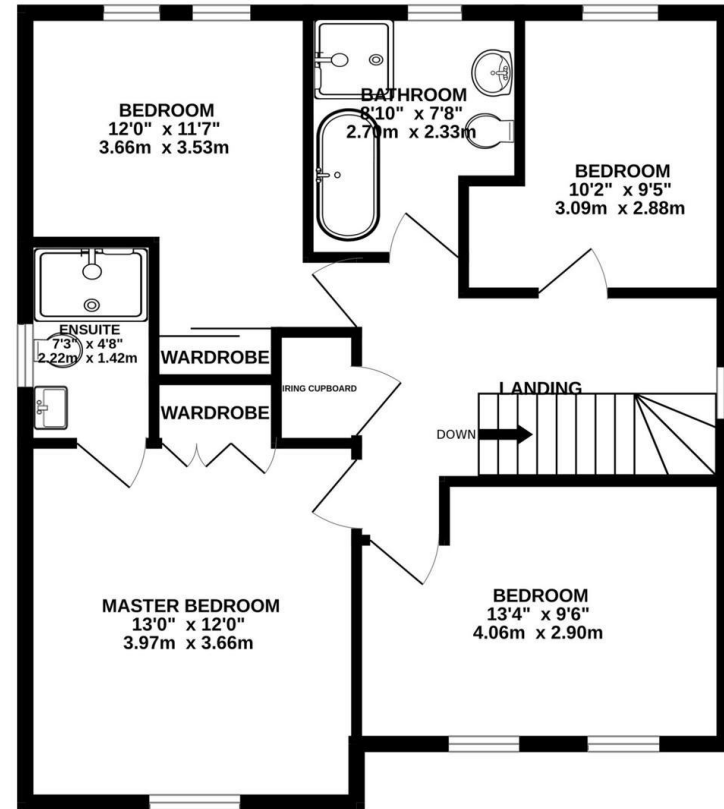




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



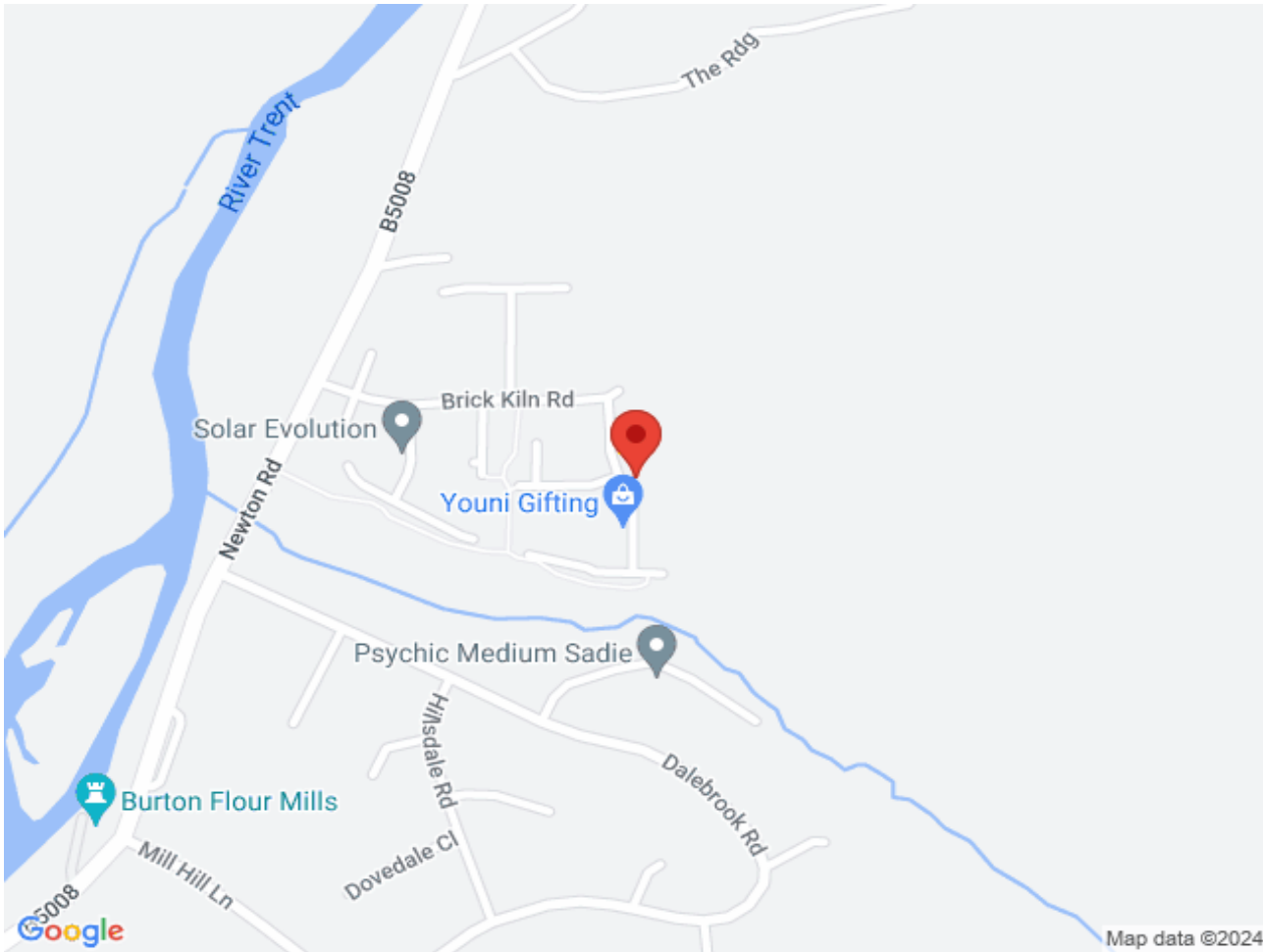
1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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Services

All mains services are believed to be connected to the property.

Measurement

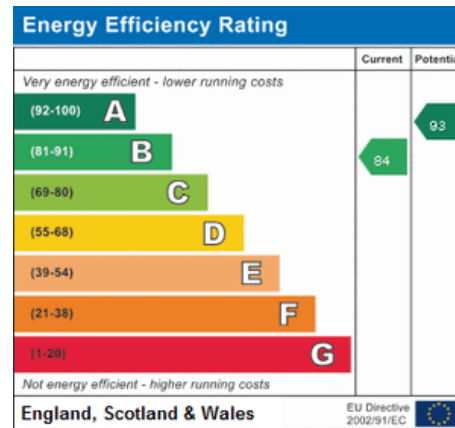
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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Address:
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