



Brick Kiln Road, Newton Solney, Burton-on-Trent



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Offers Over £600,000



## Key Features

- Impressive Detached Family Home
- An Envious Position With Fabulous Views Over The Trent Washlands
- Beautifully Presented Throughout
- Maturing Landscaped Garden
- Competitively Priced For Quick Sale
- Recently Re-Fitted Kitchen By Wren
- EPC rating B
- Freehold





Newton Fallowell are delighted to be able to offer for sale this rather impressive five double bedrooomed, detached family home located in an enviable position on the outskirts of the Parish of Newton Solney. The home offers beautifully presented high quality accommodation which has recently seen the benefit of a fabulous, refitted kitchen with fully integrated appliances by Wren Kitchens. The home is worthy of an internal inspection to appreciate the level of accommodation on offer which in brief comprises:

- entrance hall with guest cloak room off, fabulous lounge, separate dining room, study, recently refitted kitchen, utility room, on the first floor a landing leads to a family bathroom, three double bedrooms, the master bedroom having both dressing room with extensive fitted wardrobes and en-suite off and on the second floor are two further double bedrooms one having access to a 'Jack & Jill' en-suite. Outside are extensive gardens which are landscaped, the driveway provides parking for numerous vehicles and leads to a detached double garage. There is a further area of ground to the front of the property which whilst communal is maintained and provides a useful further area of garden to enjoy.

### Accommodation In Detail

#### Open Canopied Entrance

having composite entrance door with double glazed light over leading to:

#### Impressive Entrance Hall

having staircase rising to first floor with oak handrail, high quality polycarbonate flooring, one central heating radiator, Upvc double glazes sash style window to front elevation, fitted smoke alarm, thermostatic control for central heating, useful understairs storage cupboard.

#### Guest Cloak Room

having low level wc, corner pedestal wash basin, high quality polycarbonate flooring, half tiling to walls, fitted extractor vent and one central heating radiator.

#### Reception Room 5m x 3.73m (16'5" x 12'2")

having high quality polycarbonate flooring, two Upvc double glazed sash style windows to front elevation and two central heating radiators.

#### Dining Room 3.2m x 3.08m (10'6" x 10'1")

(currently used as a gym/office) having high quality polycarbonate flooring, one central heating radiator and Upvc double glazed French doors with double glazed lights to either side opening out to the rear garden.

#### Fabulous Recently Fitted Dining Kitchen

featuring:

#### Dining Area 4.1m x 3.22m (13'6" x 10'7")

having ceramic tiling to floor, one central heating radiator, range of full height cupboards one housing full larder freezer, high quality polycarbonate flooring, Upvc double glazed French doors with double glazed lights to either side leading out to the rear garden.

#### Kitchen Area 3.47m x 2.95m (11'5" x 9'8")

Recently fitted by Wren Kitchens to an exceptionally high standard with white/mottled grey granite working surfaces, stainless steel sink and draining unit with swan neck mixer tap and filtered water tap, high quality array of integrated appliances including AEG oven, five ring AEG gas hob with extractor over, dishwasher, wine chiller and full height AEG larder fridge, low intensity spotlights to ceiling, high quality polycarbonate flooring, Upvc double glazed sash window to rear elevation.

#### Utility Room 1.85m x 1.6m (6'1" x 5'2")

having range of cream fronted base and wall mounted units with complementary working surfaces, stainless steel sink and draining unit, wall mounted Ideal Logic condensing gas fired central heating boiler, high quality polycarbonate flooring, one central heating radiator, fitted extractor vent and half obscure double glazed door to side elevation.









### Study 3m x 2.5m (9'10" x 8'2")

having Upvc double glazed sash style window to front elevation, one central heating radiator and high quality polycarbonate flooring.

### On The First Floor

### Impressive Landing

having one central heating radiator, dog legged staircase rising to second floor, Upvc double glazed window, large full height store/airing cupboard housing pressurised hot water cylinder.

### Master Bedroom 5m x 3.78m (16'5" x 12'5")

having twin Upvc double glazed sash style windows to front elevation and two central heating radiators.

### Dressing Room

having a fabulous array of quadruple mirror fronted built-in wardrobes, one central heating radiator and Upvc double glazed sash style window to rear elevation.

### En-Suite Bathroom

having suite comprising over-sized shower enclosure with thermostatically controlled shower, side fill panelled bath, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, heated ladder towel radiator, fitted shaver point, fitted extractor vent and full tiling complement to both walls and floor.



### Bedroom 3.24m x 4.73m (10'7" x 15'6")

having twin Upvc double glazed sash style windows to rear elevation and one central heating radiator.

### Bedroom 3.48m x 3.5m (11'5" x 11'6")

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

### Bathroom

having four piece suite comprising over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, side fill panelled bath, full tiling complement to

both floor and walls, obscure Upvc double glazed window to rear elevation, fitted extractor vent and heated ladder towel radiator.

### On The Second Floor

#### Landing

having fitted smoke alarm, double glazed Keylite rooflight and large full height storage cupboard.

#### Bedroom 5.64m x 3.8m (18'6" x 12'6")

having walk-in dormer window to front elevation, large bank of four Keylite rooflights with integrated blinds and two central heating radiators.

#### Jack & Jill En-Suite

having shower enclosure with thermostatically controlled shower, side fill panelled bath, pedestal wash basin, low level wc, one central heating radiator, obscure double glazed Keylite rooflight, full tiling complement to both walls and floor and fitted extractor vent.

#### Bedroom 5.87m x 3.33m (19'4" x 10'11")

having Upvc double glazed walk-in dormer window to front elevation, two central heating radiators, large bank of four double glazed Keylite rooflights with integrated blinds and access to loft space.

#### Outside

The property is approached via a private block paved driveway, accessed by just two properties and this being the last property on the lane. The sweeping driveway provides parking for numerous vehicles and there are easy to maintain fore gardens. A large communal area of ground is directly at the front of the property and provides a large maintained usable area. The driveway leads to a detached double brick built garage with twin up and over doors, electric light and power. To the rear is a lovely fully landscaped garden featuring large Rivened Sandstone areas including an outside kitchen, covered pergola, well stocked borders which surround the garden and a lawned area.

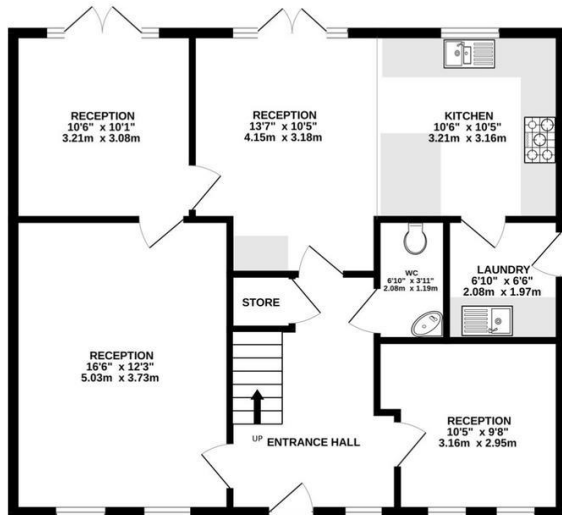




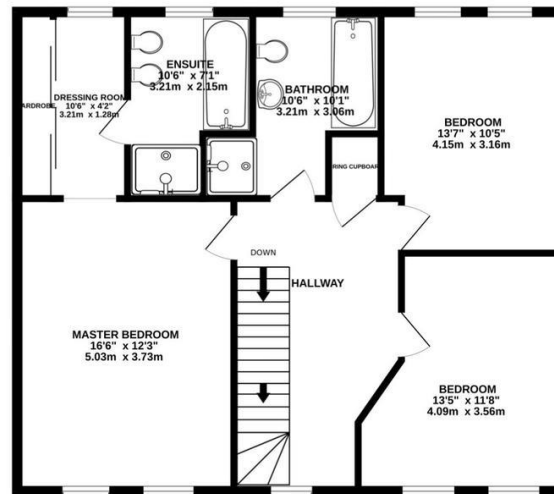




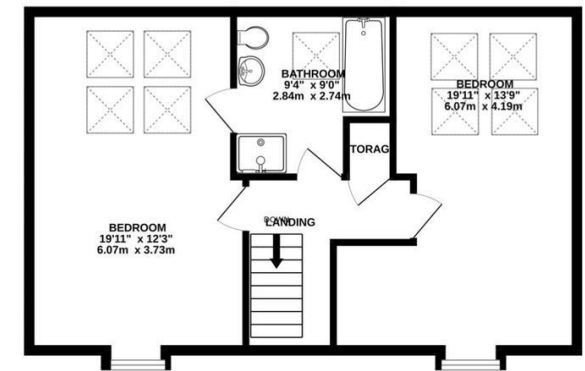
GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



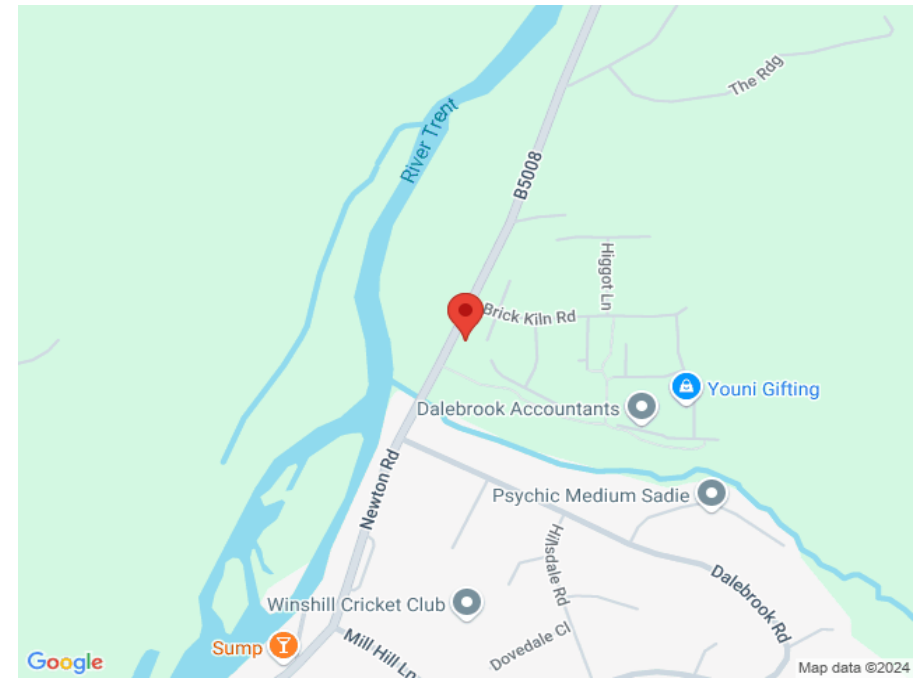
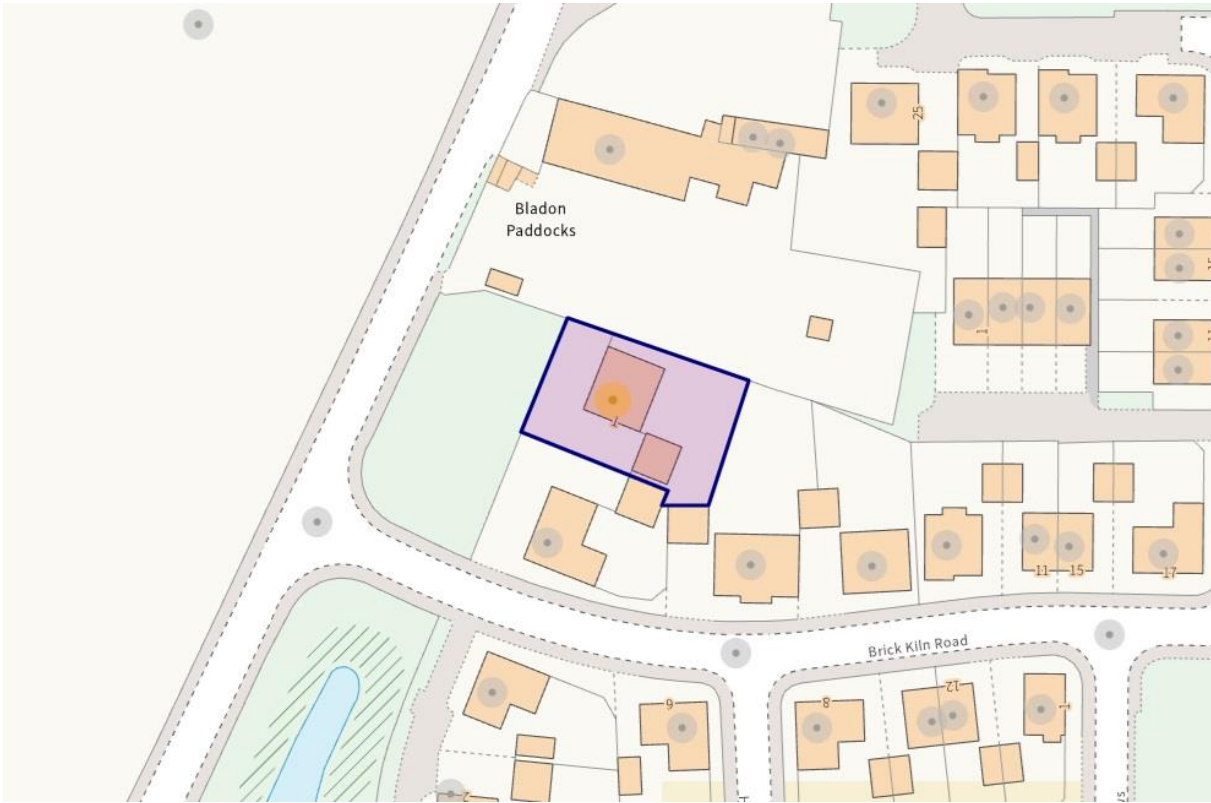
2ND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.6 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 92        |
| (81-91)                                     | B | 87                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

#### 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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