



Ratcliff Mews, Newton Solney,
Burton-on-Trent



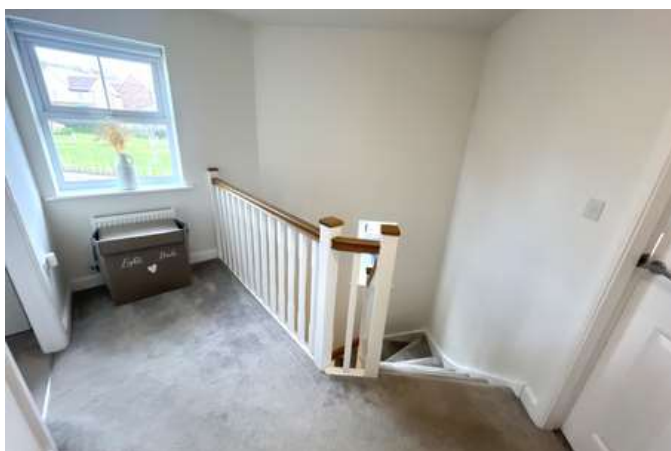
Guide price £325,000



Key Features

- Spacious Three Bedroomed Detached Home
- Corner Plot Position
- Highly Regarded Residential Location
- Overlooking Parkland
- Extensive Driveway & Large Garage
- Beautifully Presented Throughout
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this attractive, beautifully presented spacious, three bedroomed family home which occupies a good plot upon this select maturing development. Internally the accommodation in brief comprises: - spacious entrance hall with store and guest cloak room off, large through lounge, fabulous open plan living dining kitchen with quality range of units and integrated appliances and on the first floor a large landing leads to three well proportioned bedrooms, en-suite to master bedroom and a family bathroom. Outside to the front is a mainly lawned fore garden with an adjacent tarmac driveway providing parking and leading to the good sized brick built garage. To the rear is a pleasant enclosed private garden with patio and lawned areas.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door opening into:

Spacious Entrance Hall

having quality fitted grey woodgrain effect Karndean flooring, dog legged staircase rising to first floor with oak hand rail, fitted smoke alarm, useful understairs storage cupboard and one central heating radiator.

Guest Cloak Room

having low level twin flush wc, pedestal wash basin, one central heating radiator, fitted extractor vent, low intensity spotlights to ceiling and grey woodgrain effect Karndean flooring.

Open Plan Through Lounge 3.03m x 5.7m (9'11" x 18'8")

having Upvc double glazed window to front elevation, Upvc double glazed French opening out to the rear patio and two central heating radiators.

Fabulous Open Plan Dining Kitchen

featuring:

Kitchen Area

having a lovely array of high gloss light grey base and eye level units with complementary rolled edged working surfaces, four ring gas Zanussi hob with matching stainless steel extractor over, eye level electric oven, integrated Zanussi dishwasher and fridge/freezer, cupboard housing Ideal Logic condensing combi gas fired central heating boiler, stainless steel sink and draining unit with multi function swan neck mixer tap, low intensity spotlights to ceiling, fitted grey woodgrain effect Karndean flooring and Upvc double glazed window overlooking the fore garden.

Dining Area

having two central heating radiators, fitted grey woodgrain effect Karndean flooring and Upvc double glazed French doors opening out to the rear patio.

On The First Floor

Large Landing

having Upvc double glazed windows to front elevation, one central heating radiator, fitted smoke alarm and large full height storage cupboard with shelving.

Master Bedroom 3.09m x 3.46m (10'1" x 11'5")

having Upvc double glazed window to front elevation, one central heating radiator, thermostatic control for central heating and range of built-in mirrored wardrobes.

En-Suite Shower Room

having over-sized shower enclosure with thermostatically controlled electric shower, pedestal wash basin, low level twin flush wc, woodgrain effect ceramic tiling to floor, obscure Upvc double glazed window to rear elevation, heated ladder towel radiator and fitted extractor vent.



Bedroom Two 3.28m x 3.36m (10'10" x 11'0")

having Upvc double glazed window to rear elevation, one central heating radiator, access to loft space and range of built-in mirror fronted wardrobes.

Bedroom Three 3.53m x 2m (11'7" x 6'7")

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

Bathroom

having suite comprising panelled bath with mixer tap, pedestal wash basin, low level twin flush wc, half tiling complement to two walls, obscure Upvc double glazed window to rear elevation, woodgrain effect ceramic tiling to floor and heated ladder towel radiator.

Outside

To the front of the property is a tarmac driveway providing parking for approximately three vehicles and leads to a brick built garage. To the rear is a pleasant garden which is well screened and offers good degree of privacy and features patio area, shaped lawns and a shrubbed border.

Garage

having up and over door, electric light and power.



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.

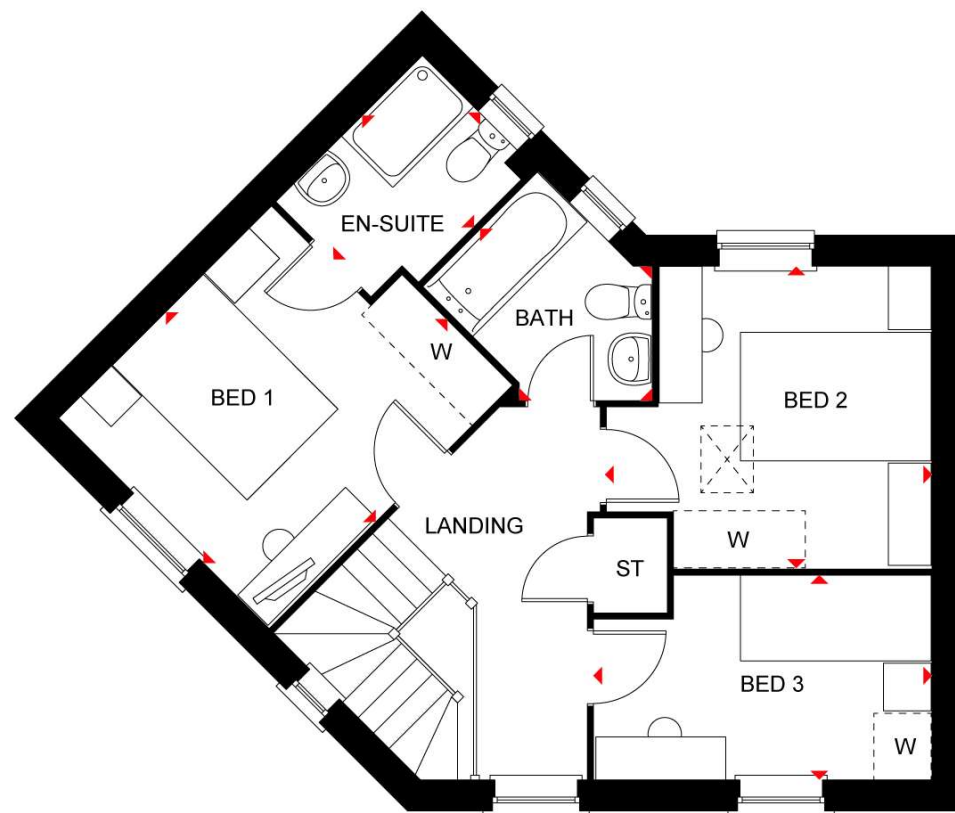
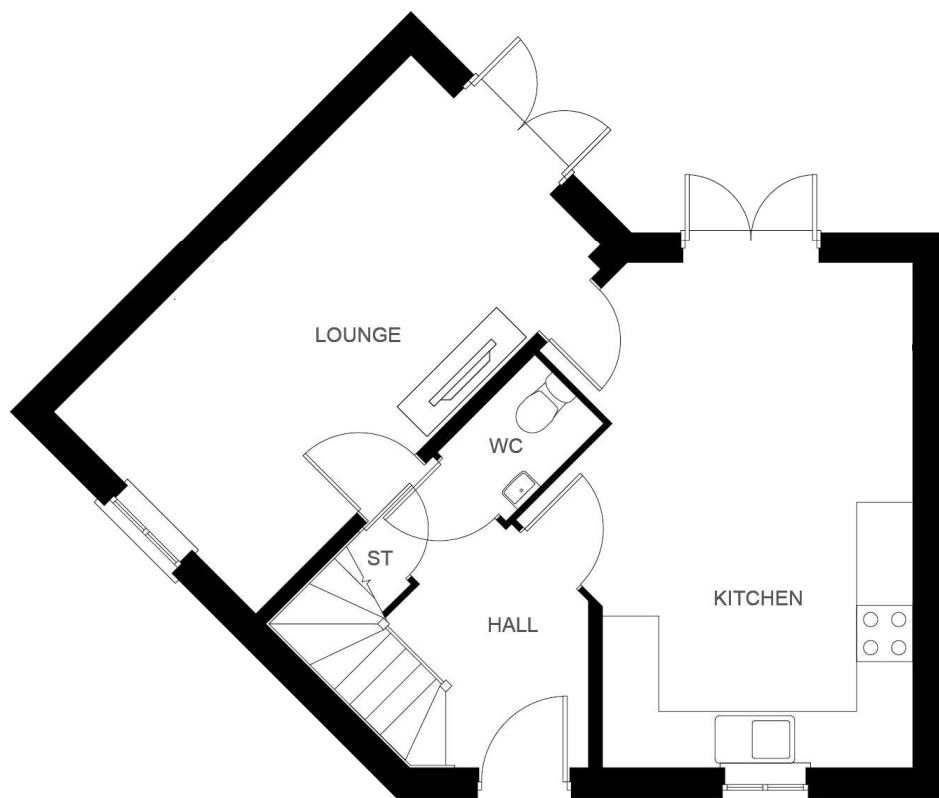
Tenure

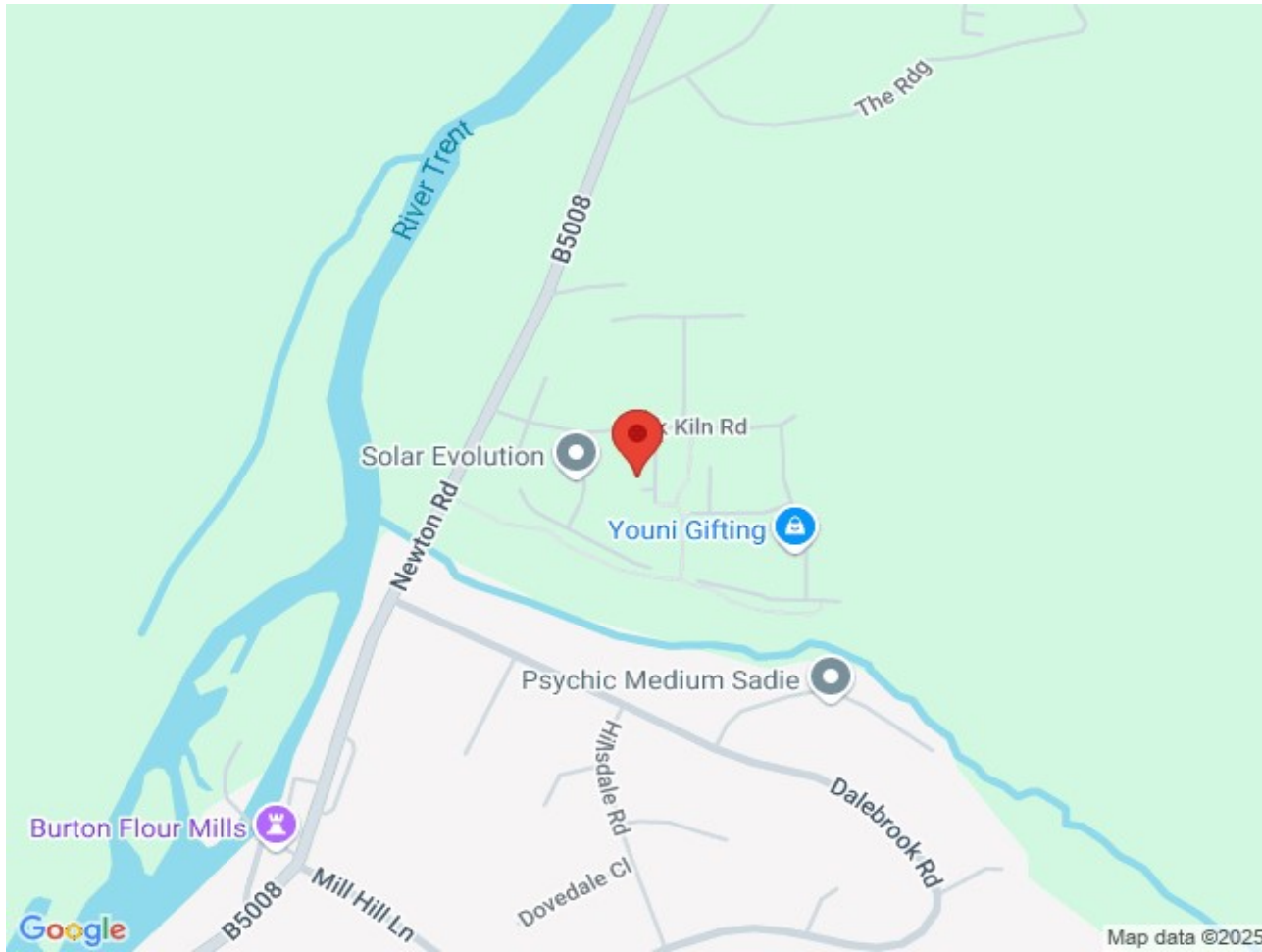
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		94
(81-91) B	83	
(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
www.epc4u.com		