



Hargate Lane, Newton Solney,
Burton-on-Trent



4



2



2

£425,000



Key Features

- Four Bedroomed Detached Home
- Highly Sought After Residential Location
- Immaculately Presented Throughout
- Overlooking Fields To The Rear
- Well Landscaped Rear Garden
- Detached Single Garage
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed, modern, detached family home situated in this popular select residential development. An internal inspection is highly recommended to appreciate the accommodation on offer which in brief comprises: - entrance hall, guest cloak room, lounge with large bay window, study, living dining kitchen and utility room. On the first floor a landing leads to four well proportioned double bedrooms, three with built-in wardrobes, master with en-suite and a family bathroom. Outside the property has a driveway providing parking for up to three vehicles, brick built single garage, lovely fore garden and a well landscaped rear garden backing onto fields. With the property having a South Derbyshire postcode the property has access to Willington Doctors Surgery.

Accommodation In Detail

Frosted composite door leading to:

Entrance Hall

having staircase rising to first floor, control system for fire alarm, thermostat for central heating and one central heating radiator.

Lounge 3.73m x 5.4m (12'2" x 17'8")

having two central heating radiators and Upvc bay window to front elevation.

Living Dining Kitchen 6.13m x 4.31m (20'1" x 14'1")

having high gloss base and wall mounted units with chrome handles, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, AEG five ring gas hob with extractor over together with glass splashback, AEG mid range oven, integrated fridge/freezer and dishwasher, under counter lighting, two central heating radiators, Upvc double glazed window to rear elevation with built-in blinds, Upvc double glazed large full height bay window with integrated blinds and Upvc double glazed French doors leading out to the rear garden.

Utility Room 1.59m x 2.53m (5'2" x 8'4")

having a range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, space for fridge/dryer, integrated washing machine, cupboard housing gas fired Ideal Logic boiler, one central heating radiator and frosted composite double glazed door to rear elevation.

Study 2.36m x 2.9m (7'8" x 9'6")

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

Guest Cloak Room 1.59m x 1.53m (5'2" x 5'0")

having low level wc, pedestal wash basin with chrome mixer tap, built-in understairs storage and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having oak handrail and white spindles, access to loft space, one central heating radiator, Upvc double glazed window to side elevation and built-in storage cupboard housing the hot water cylinder and compression chamber.

Master Bedroom 3.71m x 3.94m (12'2" x 12'11")

having two sets of built-in triple wardrobes, built-in dressing table and bedside tables, thermostat for central heating, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite 1.37m x 2.19m (4'6" x 7'2")

having low level wc, pedestal wash basin with chrome mixer tap, large shower cubicle with sliding glass door and chrome thermostatic shower, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 3.1m x 4.34m (10'2" x 14'2")

having built-in drawers and shelving, one central heating radiator, space for wardrobes and two Upvc double glazed windows to rear elevation.



Bedroom Three 4.07m x 2.88m (13'5" x 9'5")

having built-in triple wardrobes with sliding doors, built-in dressing table and bedside tables, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Four 2.3m x 3.11m (7'6" x 10'2")

having built-in double wardrobes, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom 2.31m x 2.68m (7'7" x 8'10")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, shower cubicle with chrome thermostatic shower over, heated towel radiator, shaver point, extractor fan and frosted Upvc double glazed window to rear elevation.

Outside

To the rear of the property is an exceptionally private enclosed garden which is not overlooked by neighbouring properties. With Gabion style retaining wall, good sized paved patio area, further seating area, large lawned area, space for hot tub and mature planter bed. To the side is a single detached garage and a driveway providing parking for up to three vehicles. To the front is a small courtyard style garden which is planted with mature flowers and bushes, and steps lead to the front door.



Services

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

Measurement

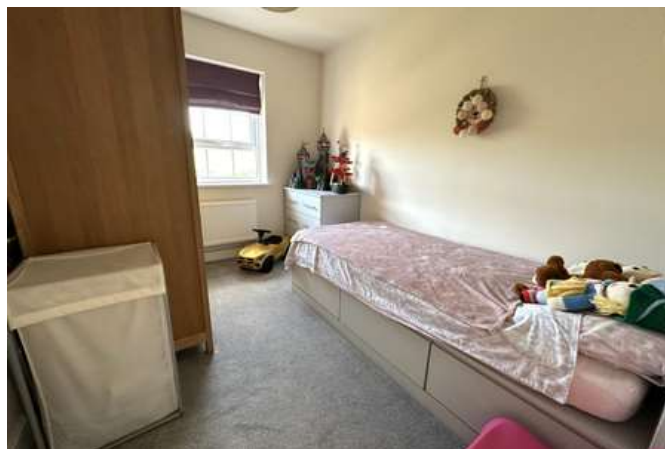
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

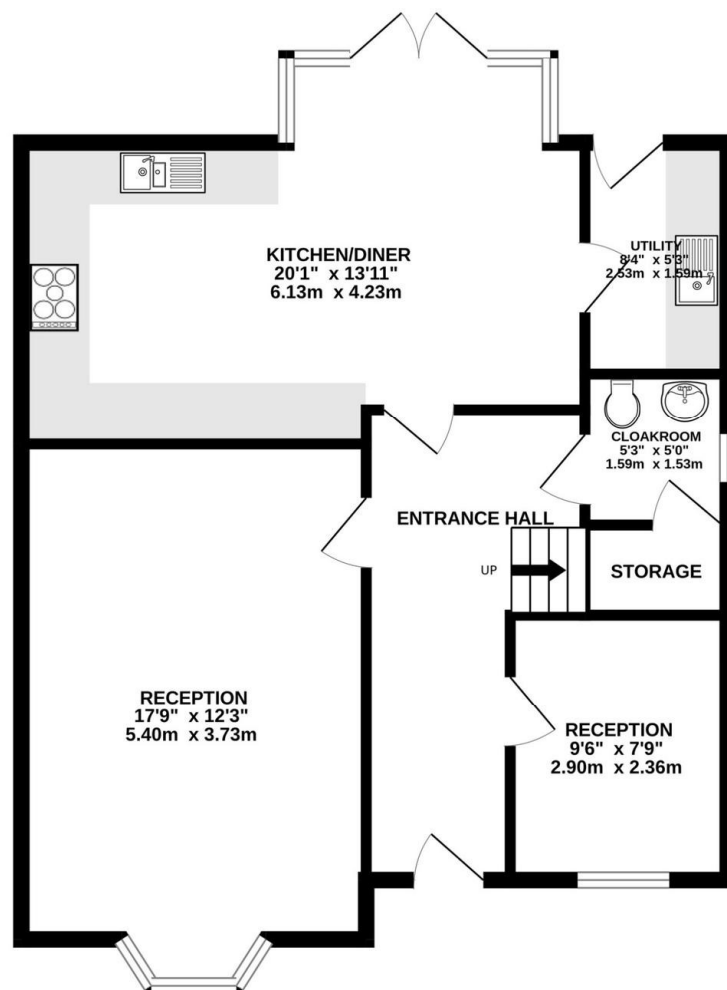
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

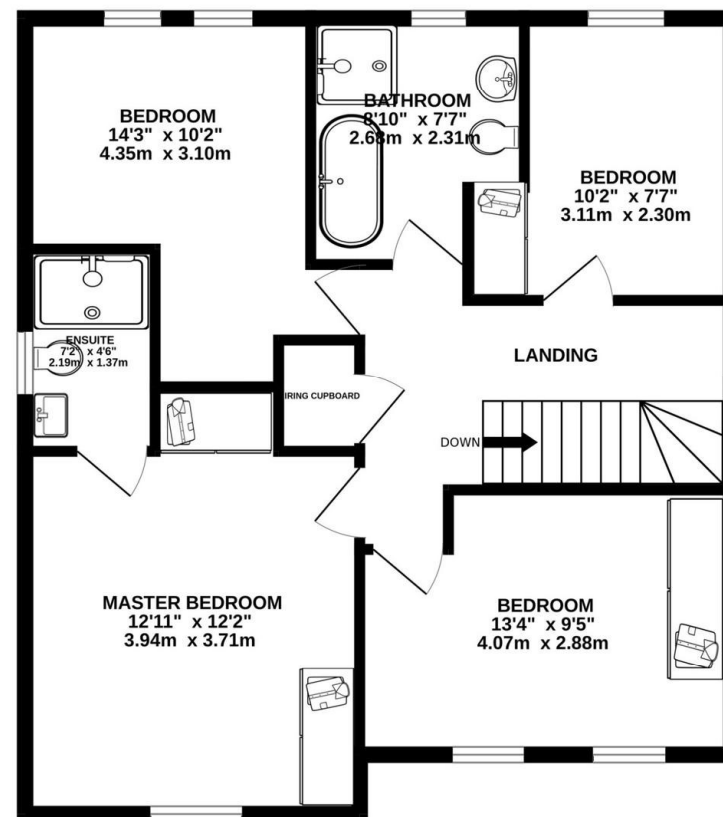
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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



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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