



Main Street, Newton Solney,
Burton-on-Trent



2



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2

£350,000



Key Features

- Traditional Semi Detached Home
- Desirable Village Location
- Two Spacious Double Bedrooms
- Large Family Bathroom
- Two Reception Rooms
- Cellar/Utility Room
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditional two bedroomed semi detached home in the desirable village of Newton Solney. Benefiting from an abundance of original features and high specification fittings the accommodation in brief comprises: - porch, dining room, large lounge, dining kitchen, cellar/utility room and on the first floor a landing leads to two large double bedrooms and family bathroom. Externally the property benefits from a well landscaped south facing rear garden with large a paved patio area for seating and a great sized lawned area bordered with mature plants and bushes.

Accommodation In Detail

Wooden feature glazed door leading to:

Entrance Porch

leading to:

Dining Room 3.95m x 3.53m (13'0" x 11'7")

having two central heating radiators and wooden single glazed window to front elevation.

Living Room 4.25m x 6.01m (13'11" x 19'8")

having brick open fireplace with tiled hearth and wooden surround, two built-in original sideboards, media points, one central heating radiator and wooden single glazed windows to front and rear elevations.

Dining Kitchen 3.44m x 4.1m (11'4" x 13'6")

having range of modern grey base and wall mounted units with brushed chrome handles, quartz work top, under counter sink with chrome mixer tap, recently installed Bosch range style oven with gas fired burner top and extractor over, space for washing machine, dishwasher and fridge/freezer, feature upright central heating radiator, two Velux windows, wooden single glazed door to side elevation and wooden French doors leading out to the rear garden.

Cellar/Utility 1.87m x 1.52m (6'1" x 5'0")

having staircase leading down, space for tumble dryer, plenty of storage, consumer unit for electrics, boiler for central heating, gas meter and electric meter.

On The First Floor

Landing

having access to loft space, one central heating radiator and feature stained glass, single glazed wooden window to side elevation.

Master Bedroom 4.24m x 4.56m (13'11" x 15'0")

having built-in storage cupboards, one central heating radiator and wooden single glazed windows to rear elevation with secondary glazing.

Bedroom Two 3.95m x 3.64m (13'0" x 11'11")

having one central heating radiator and single glazed wooden windows to front elevation with secondary glazing.

Bathroom 3.45m x 2.57m (11'4" x 8'5")

having low level wc, pedestal wash basin with chrome taps, roll top free-standing bath with chrome fittings, fully enclosed shower cubicle with electric shower, built-in storage cupboard, heated towel radiator and frosted single glazed wooden window to rear elevation.

Outside

To the front of the property is a courtyard style garden with mature plants and trees, a tarmac pathway leads to the front door and to the side entrance. To the rear an enclosed garden with a good sized paved patio area. The rear garden is tiered with steps leading to the top tier, there are mature plants and borders and a well established lawned area.



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.

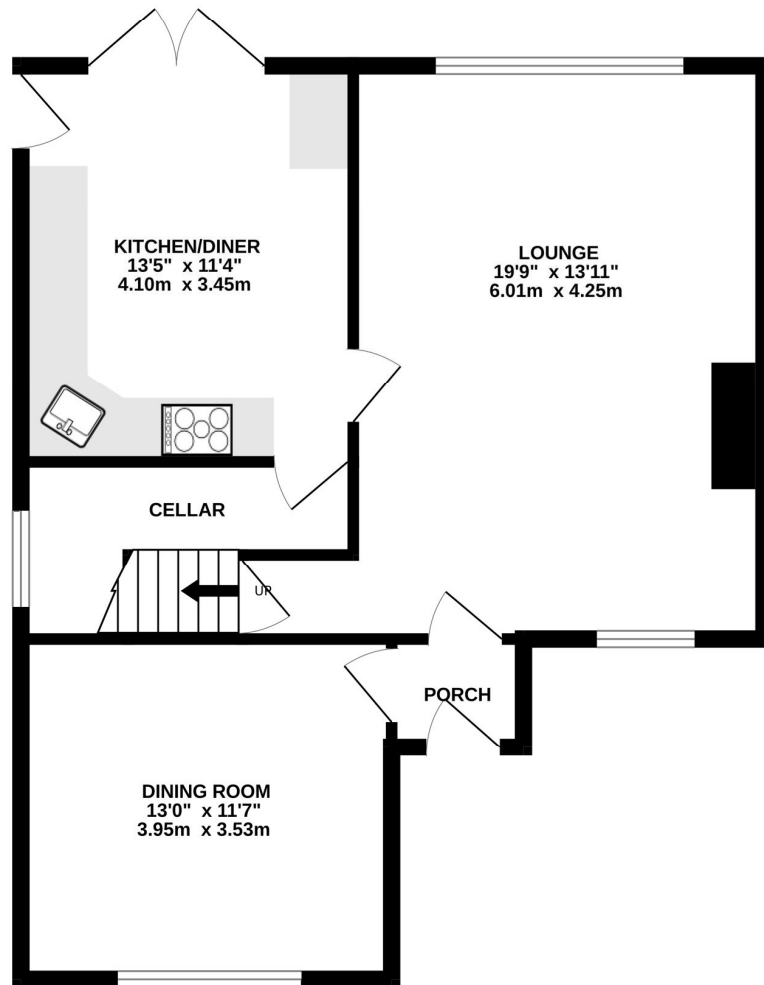
Note

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.

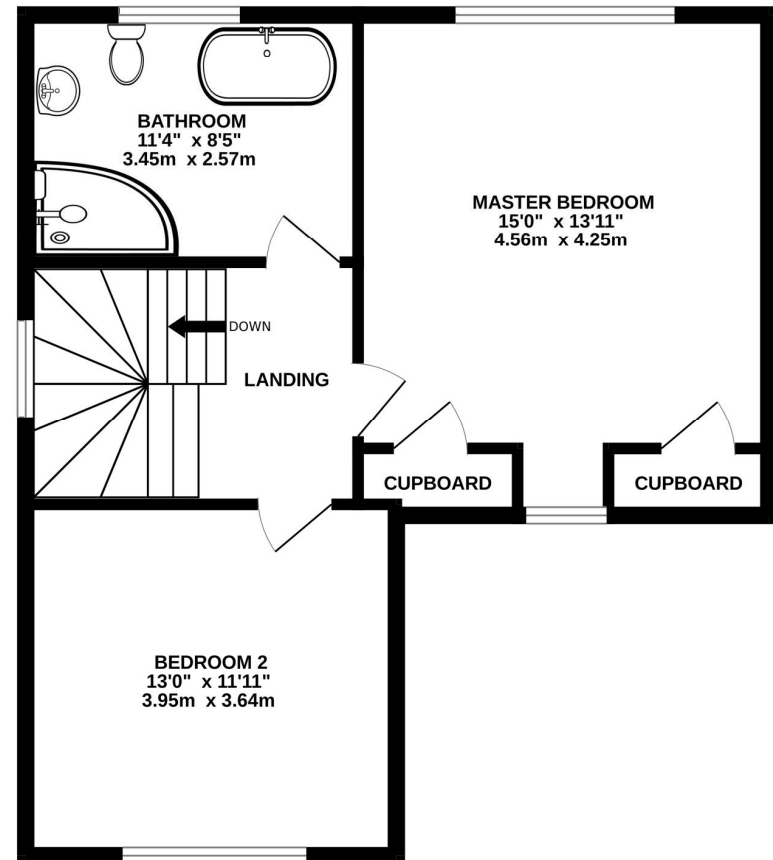




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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