



Newton Close, Newton Solney,
Burton-on-Trent



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£300,000



Key Features

- Impressive Detached Bungalow
- Attractive Cul de Sac Location
- Adjacent To Open Countryside
- Well Regarded Village Location
- Well Presented & Appointed Accommodation
- Open Plan Living Kitchen
- EPC rating D
- Freehold





An impressive two bedroomed bungalow located on this attractive cul de sac adjacent to open countryside providing pleasant walks. Newton Solney is a very well regarded village with an infant school, two public houses and church whilst Burton upon Trent is just 4 miles away Derby 11 miles. In brief the accommodation comprises: - well appointed open plan living kitchen, internal hallway, two good sized bedrooms and a well appointed bathroom. Externally there is a fore garden area providing car standing and a driveway gives access to the rear and a detached garage. To the rear is an enclosed garden on two levels.

Accommodation In Detail

Entrance door opening into:

Kitchen 4.21m x 3.78m (13'10" x 12'5")

having acrylic black sink with matching mixer tap set into a slate effect work top with tiled surrounds, four ring ceramic hob with concealed extractor canopy over, high gloss fronted base cupboards and drawers, matching wall mounted units, integrated dishwasher, windows to rear and side elevations, vertical panelled radiator, recessed ceiling lights, tiled floor and store cupboard housing the central heating boiler.

Living Area 4.18m x 3.71m (13'8" x 12'2")

having tiled floor, brick fireplace with timber lintel over, coving to ceiling, one central heating radiator, full height window and further window to rear elevation and French/patio doors to side.

Inner Hallway

having one central heating radiator and polished wood effect flooring.

Bedroom One 3.86m x 2.71m (12'8" x 8'11")

having wood effect flooring, one central heating radiator and window to front elevation.

Bedroom Two 3.8m x 2.72m (12'6" x 8'11")

having one central heating radiator, window to rear elevation, alcove recess and wood effect flooring.

Bathroom

having roll top free-standing bath with tiled splashback, wash basin set into vanity unit with cupboards under, wc, separate corner shower cubicle, recessed ceiling lights, one central heating radiator and window to side elevation.

Outside

To the front of the home is ample car standing for two/three vehicles, wrought iron gates give access to the driveway to the side of the property giving access to a detached garage to the rear. To the rear is a paved patio area, loggia, steps rise to a second tier of the garden which is laid to decking.

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.

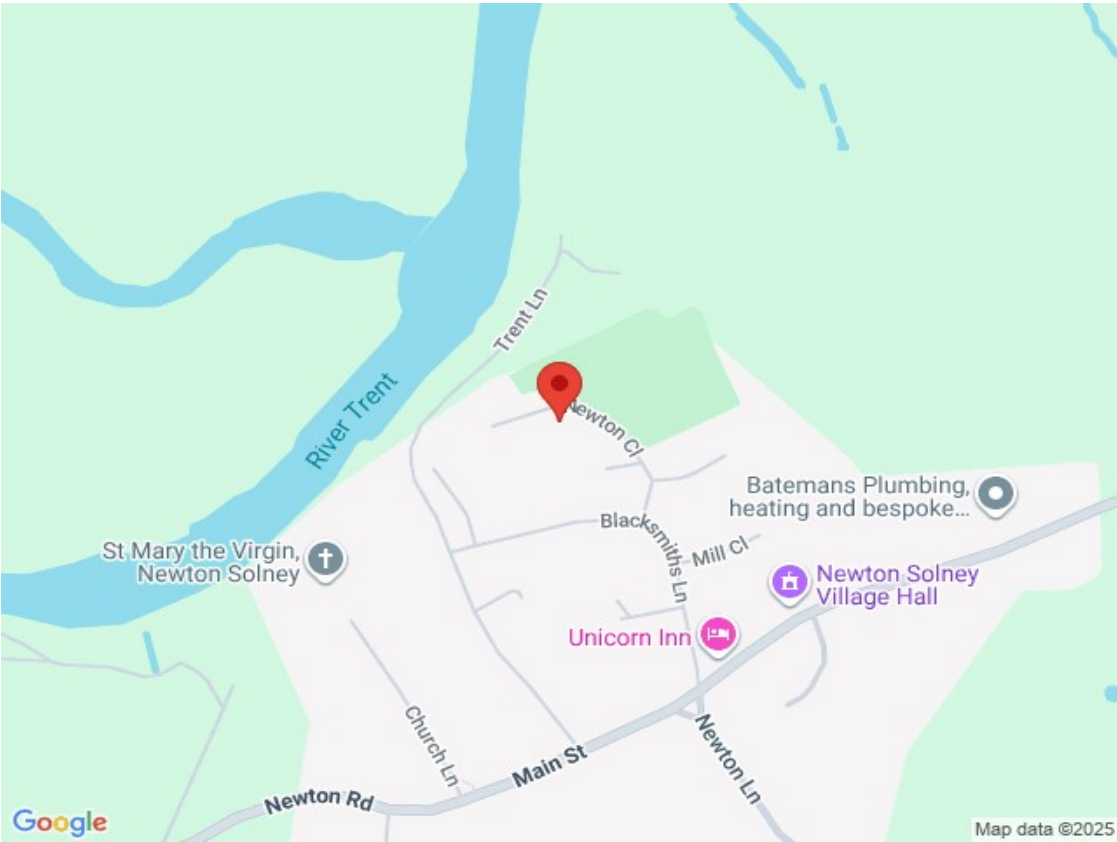
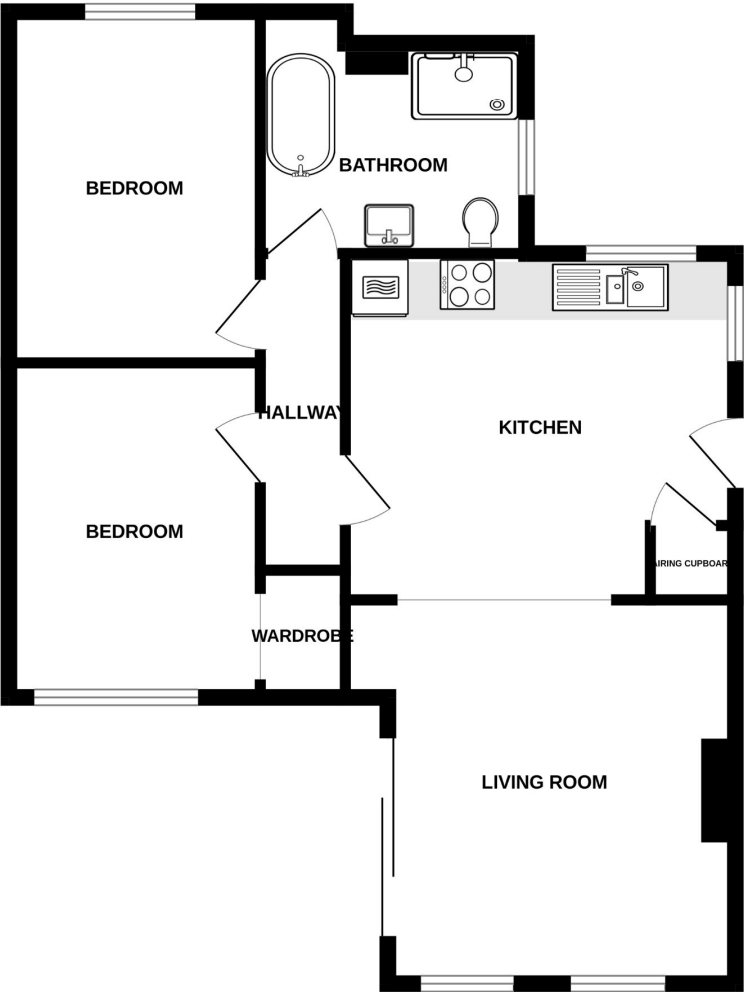
Tenure

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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		

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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