

## 1 Primavera Trent Lane, Newton Solney, DE15 0SF

---

£875,000

Freehold

---



- Extremely Spacious Accommodation
- Ideal for Large Family
- Secure Gated Environment
- Well-Appointed Throughout
- Five Bedrooms & Three Bathrooms
- Open Plan Living Kitchen
- Extensive Driveway & Private Gardens
- Highly Desirable Village Location
- Easy Access to Derby & Burton
- Viewing Essential





## Summary

---

A most impressive, five bedroom, executive, detached residence forming part of an exclusive gated development in the highly desirable village of Newton Solney.

This is a most impressive, extensive, five bedroom, detached residence built approximately eight years ago by a highly regarded local builder. The property forms part of an exclusive development of four properties set back behind secure gates. The property is positioned just off Trent Lane and benefits from an extensive block paved driveway providing off-road parking for several vehicles and access to an integral garage. To the rear of the property is a very extensive, private, partially walled garden featuring extensive lawn, stone terrace, well-stocked borders and a high degree of privacy.

Internally the property is extremely well-proportioned and spacious and benefits from underfloor heating to the ground floor, gas central heating to the first floor and double glazed windows. First impressions are of a fabulous hallway overlooked by an impressive semi-galleried landing with fitted guest cloakroom, dual aspect lounge, separate dining room, study and sitting room located off an open plan living kitchen with utility off. The first floor semi-galleried landing leads to a principle bedroom with dressing room and en-suite shower room, bedroom two also with dressing room and en-suite shower room, three further bedrooms and a principle bathroom.

# F&C



## The Location

The village of Newton Solney is beautifully positioned amid open countryside whilst offering easy access to both Derby and Burton upon Trent. The village itself boasts a primary school, church, two popular pubs and also provides easy access to neighbouring Repton and Willington. The former known for it's public school, charming period architecture and a further selection of amenities including restaurants. In neighbouring Willington there are some beautiful canal sidewalks as well as a train station. The property is also convenient for A38 and A50.

## Accommodation

### Ground Floor

#### Entrance Hall

19'10" x 12'6" (6.06 x 3.82)

A panelled entrance door with double glazed sidelights provides access to a magnificent entrance hall with porcelain tiled flooring, entry phone intercom system, understairs cupboard, recessed ceiling spotlighting and impressive staircase to first floor with feature galleried landing.

Please note there is underfloor heating to the entire ground floor.



#### Fitted Guest Cloakroom

7'2" x 4'5" (2.20 x 1.37)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath and double glazed window to front.



### **Fabulous Lounge**

24'2" x 14'5" (7.39 x 4.40)

A dual aspect lounge with double glazed window to front and double glazed bifold doors to rear terrace and garden and featuring fireplace incorporating slate hearth and cast iron log burner, TV aerial point and telephone jack point.



### **Separate Dining Room**

13'7" x 11'1" (4.16 x 3.39)

Having a double glazed window to rear.



### Study

11'1" x 9'7" (3.39 x 2.93)

With double glazed window to rear.



### Sitting Room

13'10" x 11'2" (4.22 x 3.41)

Featuring a cast iron log burner with slate hearth and tiled surround, double glazed bifold doors to garden and open access to open plan living kitchen.



**Open Plan Living Kitchen**  
17'7" x 12'6" (5.37 x 3.83)



**Spacious Dining Area**  
A spacious area with double glazed window to front.



### High Specification Fitted Kitchen

Comprising an extensive range of quartz worktops with matching upstands, inset stainless steel sink unit with mixer tap, gloss finish fitted base cupboards and drawers, complementary wall mounted cupboards, wine storage, integrated Neff induction hob with stainless steel splashback and extractor hood, built-in Neff oven with microwave and warming drawer, full height fridge and freezer, integrated dishwasher, recessed ceiling spotlighting and double glazed window to side.



### Utility

10'0" x 8'7" (3.05 x 2.63)

Comprising further quartz worktops with matching upstands, inset sink unit, fitted base cupboards, complementary wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer, recessed ceiling spotlighting, double glazed windows to side and rear, double glazed door to rear and integral door to garage.



### First Floor Landing

28'11" x 4'10" (8.83 x 1.48)

An impressive, feature galleried landing with recessed ceiling spotlighting, double glazed window to front, sealed unit double glazed Velux window, central heating radiator and access to loft space.

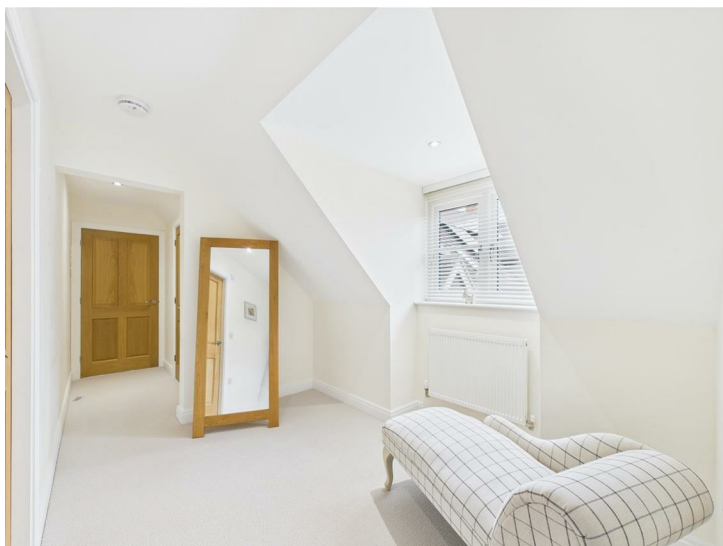




### **Bedroom One**

17'11" x 14'2" (5.48 x 4.33)

With two central heating radiators, TV aerial point, double glazed windows to front and side, open access to pleasant seating area with central heating radiator and double glazed window to front.



### **Dressing Room**

7'4" x 5'1" (2.25 x 1.55)

### **Superbly Appointed En-Suite Shower Room**

10'0" x 5'11" (3.06 x 1.81)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed Velux window to side.





### **Bedroom Two**

14'4" x 13'8" (4.38 x 4.19)

Having a central heating radiator, TV aerial point and double glazed window to rear.



### **Walk-In Wardrobe/Dressing Room**

7'6" x 4'11" (2.30 x 1.52)

### **Well-Appointed En-Suite Shower Room**

9'1" x 8'7" (2.79 x 2.62)

Superbly appointed and fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed window to front.



### **Bedroom Three**

12'3" x 9'10" (3.75 x 3.02)

With central heating radiator, TV aerial point and double glazed window to rear.



#### **Bedroom Four**

13'9" x 9'10" (4.21 x 3.01)

Having a central heating radiator and double glazed window to rear.



#### **Bedroom Five**

9'9" x 9'8" (2.99 x 2.96)

With central heating radiator and double glazed window to rear.



#### **Principle Bathroom**

12'7" x 5'11" (3.84 x 1.82)

Superbly appointed and fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, chrome towel radiator, shaver point, recessed ceiling spotlighting and two double glazed Velux windows to rear.



## Outside

The property forms part of an exclusive, gated development just off Trent Lane in the heart of Newton Solney village. Constructed approximately eight years ago by highly regarded local builder, David Macpherson, 1 Primavera sits back behind an extensive block paved driveway providing off-road parking for multiple vehicles and gives access to an integral double garage. To the rear of the property is an extremely private garden, partially bounded by attractive brick walling and timber fencing. Immediately off the lounge is a stone terrace/patio, extensive lawn, further stylish circular patio bounded by herbaceous flower beds containing plants and shrubs. There is also a pleasant view in the distance over open countryside.



## Integral Double Garage

17'10" x 17'7" (5.45 x 5.38)

With electric door, power, lighting, wall mounted Ideal gas fired boiler and integral door giving access to utility room.







Floor 0

**Approximate total area<sup>(1)</sup>**

1757.42 ft<sup>2</sup>  
163.27 m<sup>2</sup>

**Reduced headroom**

0.89 ft<sup>2</sup>  
0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

**Approximate total area<sup>(1)</sup>**

1363.04 ft<sup>2</sup>  
126.63 m<sup>2</sup>

**Reduced headroom**

166.59 ft<sup>2</sup>  
15.47 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>91</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

1 Primavera Trent Lane  
Newton Solney  
DE15 0SF

Council Tax Band: G  
Tenure: Freehold

