



Mill Close
Newton Solney Burton-On-Trent



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for sale guide price
£400,000



Property Description

Burchell Edwards are delighted to bring to market this fabulous 4 bedroom staggered-link detached family home, in the delightful residential setting of Newton Solney. This peaceful village is well connected to the A38 and town centre shopping, as well as nationally renowned schooling in Repton and canal-side walks in Willington.

The property is situated in a quiet estate, set back from the road with both a front garden and driveway for off-road parking in front of an oversized single garage. To the rear of the property, there is a tiered garden with separating patio entertaining area from laid to lawn section. Breath-taking views out across the river Trent and Staffordshire moorlands stretch to the horizon.

Internally, the ground floor welcomes you via a front porch into entrance hallway, with front reception opening out to the right. Along the hall leads to a sizeable dining room, with large patio door letting in ample natural light, making this reception room light and airy. This leads around to a kitchen which has been refitted in the last 7 years, offering integrated units and an induction hob. Further around the ground floor, the property offers separate utility space with washer plumbing, as well as downstairs cloakroom with walk-in Jacuzzi rainfall shower.

To the first floor, the property offers 4 sizeable bedrooms, with the master including a walk-in dressing room closet, and a Victorian-style family bathroom with vintage 4-piece bathroom suite.

Entrance Porch

Double glazed window to rear elevation, tiled floor and spotlights.

Entrance Hallway

Three spotlights, carpet and coving.

Lounge

15' 10" x 10' 6" (4.83m x 3.20m)

Double glazed window to rear elevation, wooden flooring, coving and central heating radiator.

Dining Room

23' x 9' 1" (7.01m x 2.77m)

Double glazed sliding patio doors, central heating radiator, laminate flooring and coving.

Kitchen

9' 6" x 10' (2.90m x 3.05m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, extractor fan, spotlights and laminate flooring.

Utility Room

7' 1" x 22' 2" max (2.16m x 6.76m max)

Double glazed window and door to rear elevation, space and connections for washer dryer, tiled floor and extractor fan.

Shower Room

Low level flush WC, wash hand basin, extractor fan, spotlights, bidet, walk in Jacuzzi style rainfall shower and sauna, vertical central heating radiator and skylight.

Landing

Carpet, under stairs storage, central heating radiator and airing cupboard housing central heating boiler.

Bedroom One

7' 6" x 19' 2" (2.29m x 5.84m)

Double glazed window to rear elevation, carpet, central heating radiator and spotlights.

Bedroom Two

11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed window to rear elevation, laminate flooring, central heating radiator and loft access.

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m)

Double glazed window to front elevation, central heating radiator and wooden flooring.

Bedroom Four

10' 7" x 10' 6" (3.23m x 3.20m)

Double glazed window to rear elevation, wooden flooring and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, stand alone bath, vertical central heating radiator, tiling to splash prone areas, laminate flooring and spotlights.

Rear Garden

Patio, lawn, outside tap and shed with power and lighting.

Garage

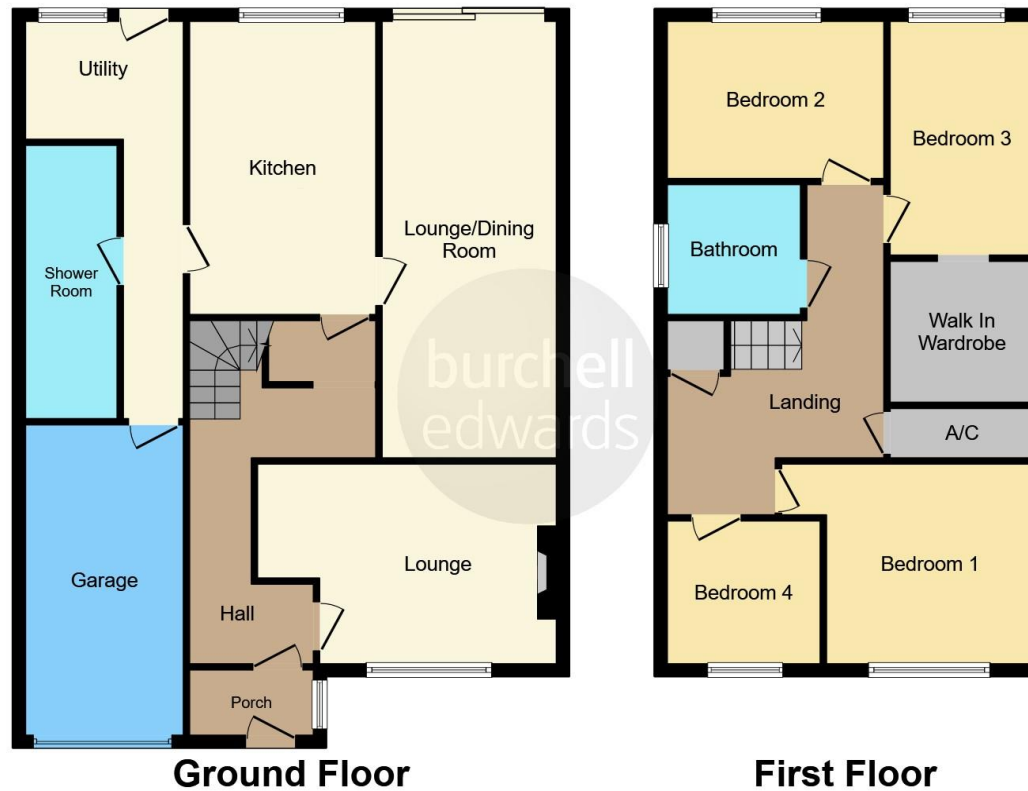
16' 7" x 8' 3" (5.05m x 2.51m)

up and over door. Power and lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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