



Newton Close
Newton Solney Burton-On-Trent

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for sale offers over
£295,000



Property Description

An impressive two bedroomed bungalow situated in an attractive cul de sac location adjacent to open countryside providing pleasant walks. Situated in the delightful village of Newton Solney, this is a beautifully appointed detached bungalow which benefits from gas central heating and double glazing. The current vendor has spent considerable time and effort in the presentation of this attractive home. The property has the benefit of UPVC double glazing and gas central heating. In brief the accommodation comprises: - well-appointed open plan living kitchen with sliding patio doors to the rear garden, internal hallway, two good sized bedrooms - one with a recessed area which is currently used as a study 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.

Newton Solney

Newton Solney is located adjacent to the River Trent in South Derbyshire on the B5008 between Repton and Burton-upon-Trent. The village has an infant school, church, village hall and two well established public houses. The village is ideally positioned with ease of access to Burton-upon-Trent and the A38 giving access to the M1 corridor. Viewing is highly recommended.

Entrance

Entrance door opening to:-

Kitchen

13' 10" x 12' 5" (4.22m x 3.78m)

Having matching base and wall high gloss units, 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, integrated washing machine, UPVC double glazed windows to rear and side elevations, door to the side elevation with inset glazed panels, vertical panelled radiator, inset spotlights to the ceiling, tiled floor and store cupboard housing the central heating boiler providing domestic hot water and central heating.

Living Area

13' 9" x 12' 2" (4.19m x 3.71m)

Having tiled floor, feature brick fireplace with timber lintel over, coving to ceiling, central heating radiator, UPVC double glazed full height window and further UPVC double glazed window to the rear elevation and UPVC sliding patio doors to side elevation.

Inner Hallway

Having one central heating radiator and polished wood effect flooring.

Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

Having wood effect flooring, central heating radiator and UPVC double glazed window to front elevation.

Bedroom Two

12' 6" x 8' 11" (3.81m x 2.72m)

Having central heating radiator, UPVC double glazed window to rear elevation, alcove recess which is a very useful space and currently used as a study 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, inset spotlights to the ceiling, loft access, central heating radiator and UPVC double glazed window to side elevation.

Outside

To the front of the property 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 particularly well maintained, low maintenance enclosed garden offering a Sun patio area, raised flowering beds and borders, secondary patio to second level and side gate to the driveway and garage.

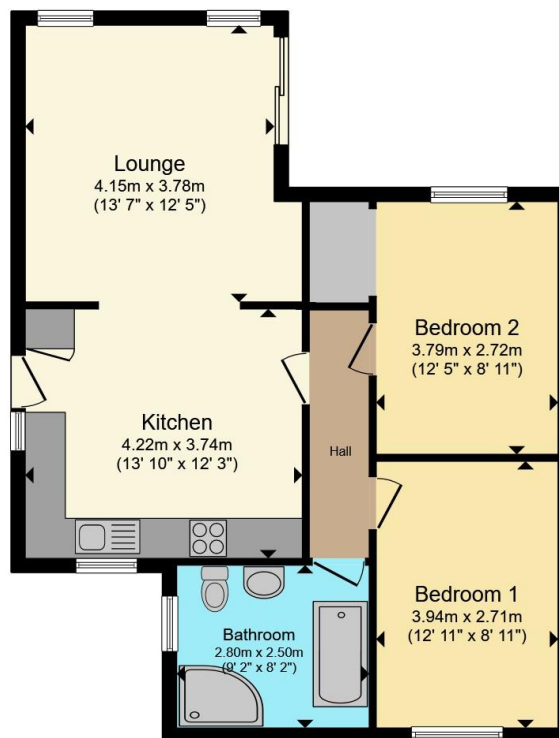
Garage

With up and over door.









Total floor area 66.9 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205768 - 0009

Tenure: Freehold EPC Rating: D Council Tax Band: C

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