



Trent Lane, King's Newton

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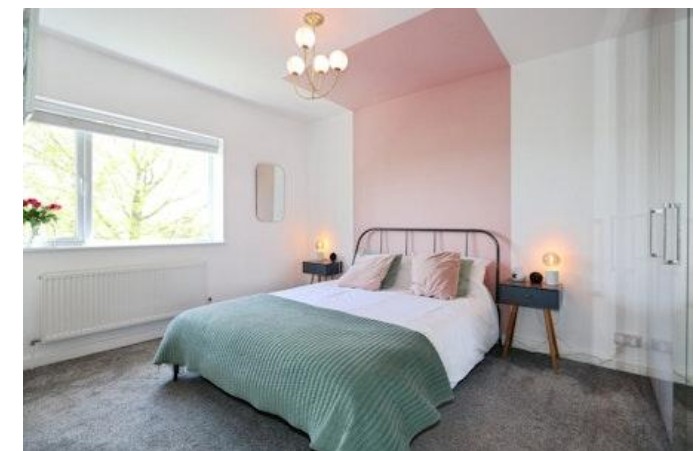


£695,000



Key Features

- Stunning Four-Bedroom Detached Home
- Combining Traditional Charm with Contemporary Updates
- Modern Open-Plan Living Kitchen Dining
- Chic Bay-Front Lounge
- Separate Study + Cloakroom/W.C.
- Four Double Bedrooms
- EPC rating D
- Freehold





Welcome to timeless elegance in the heart of King's Newton at Trent Lane. This exquisite four-bedroom detached home seamlessly blends classic allure with modern sophistication. Nestled in a prestigious locale on the edge of Melbourne, it promises both tranquillity and convenience.

Upon entry, be charmed by the inviting bay-front lounge, perfect for intimate gatherings or quiet retreats. A dedicated study enhances work-from-home productivity, while a stylish cloakroom adds convenience. The crowning glory is the vast 24ft living, kitchen, and dining area, centred around a cosy multi-fuel burner. The kitchen is a culinary masterpiece, showcasing cornflour blue cabinets and integrated high-end appliances, complemented by a well-appointed pantry and utility space.

Ascend to discover four spacious double bedrooms, each offering comfort and style. The master suite features a sleek en-suite, while a versatile playroom and stylish family bathroom cater to growing families.

Outdoor living is perfected with beautifully landscaped gardens, enveloped by striking stone walls. The rear garden provides a serene sanctuary with breathtaking countryside vistas, ideal for relaxation or entertainment. Block-paved parking and close proximity to local amenities make this property an exceptional find.

Seize the opportunity to call this remarkable residence your home. Act fast to secure this gem in coveted King's Newton.

Nestled in the picturesque hamlet of King's Newton, the property at Trent Lane boasts a tranquil setting just on the outskirts of the charming town of Melbourne. Known for its rich history and welcoming community, Melbourne offers an array of amenities catering to diverse interests. From quaint local shops, cafes, and restaurants to the beautiful walks around Melbourne Pool and the historic Melbourne Hall, residents are never short of leisure activities. The close-knit feel of King's Newton adds a layer of tranquillity and exclusivity, making it a coveted location for families seeking a peaceful yet connected place to call home.

Education is well catered for with several reputable primary and secondary schools in the area, ensuring that families have access to quality education just a short distance from their doorstep. Additionally, for those who require commuting options, King's Newton offers convenient access to larger nearby towns and cities such as Derby and Nottingham. The property is perfectly situated for those who appreciate the allure of countryside living, paired with the ease of reaching urban amenities and transport links, including major roadways and public transport services.

Nature enthusiasts will appreciate the stunning Derbyshire countryside that surrounds King's Newton, offering endless opportunities for outdoor exploration and activities. The nearby National Forest provides an expanse of green space perfect for hiking, with the cloud trail for cycling and family outings. The sense of open space beautifully complements the landscaped rear garden of the property, which provides a private escape with its countryside outlook, ideal for both relaxation and entertaining.

Moreover, King's Newton holds a unique charm with its rich historical background and vibrant local community events, strengthening the appeal for buyers seeking a lifestyle that combines rural charm with modern conveniences. Whether it's attending the famed Melbourne Festival or simply enjoying a quiet walk down picturesque lanes, residents will find a strong sense of identity and belonging in this delightful part of Derbyshire.

ACCOMMODATION

ENTRANCE HALLWAY 2.28m x 2.22m (7'6" x 7'4")

LOUNGE 3.65m x 3.3m (12'0" x 10'10")

STUDY 3.29m x 2m (10'10" x 6'7")

CLOAKROOM/W.C. 1.22m x 0.95m (4'0" x 3'1")

LIVING KITCHEN DINING 7.44m x 4.08m (24'5" x 13'5")

UTILITY/BOOT ROOM 2.79m x 1.99m (9'2" x 6'6")

FIRST FLOOR ACCOMMODATION

LANDING 3.31m x 2.16m (10'11" x 7'1")

BEDROOM ONE 3.72m x 3.47m (12'2" x 11'5")

EN-SUITE SHOWER ROOM 1.77m x 1.58m (5'10" x 5'2")

BEDROOM TWO 3.74m x 3.31m (12'4" x 10'11")

BEDROOM THREE 3.28m x 2m (10'10" x 6'7")

PLAYROOM AREA 2.88m x 2.7m (9'5" x 8'11")

BEDROOM FOUR 2.78m x 2.46m (9'1" x 8'1")

FAMILY BATHROOM 2.2m x 1.79m (7'2" x 5'11")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

HOW TO GET THERE:-

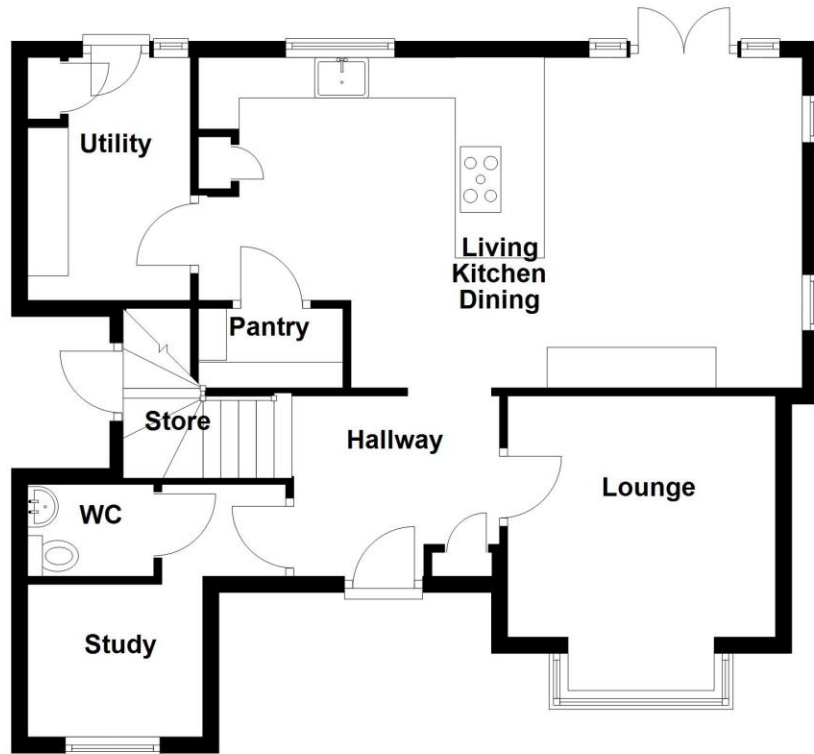
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PLEASE NOTE:-

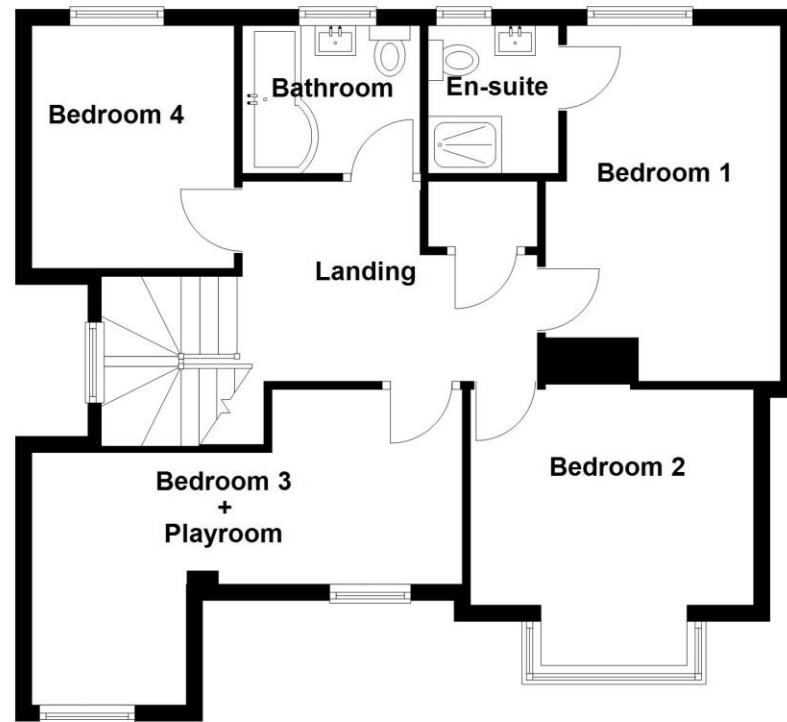
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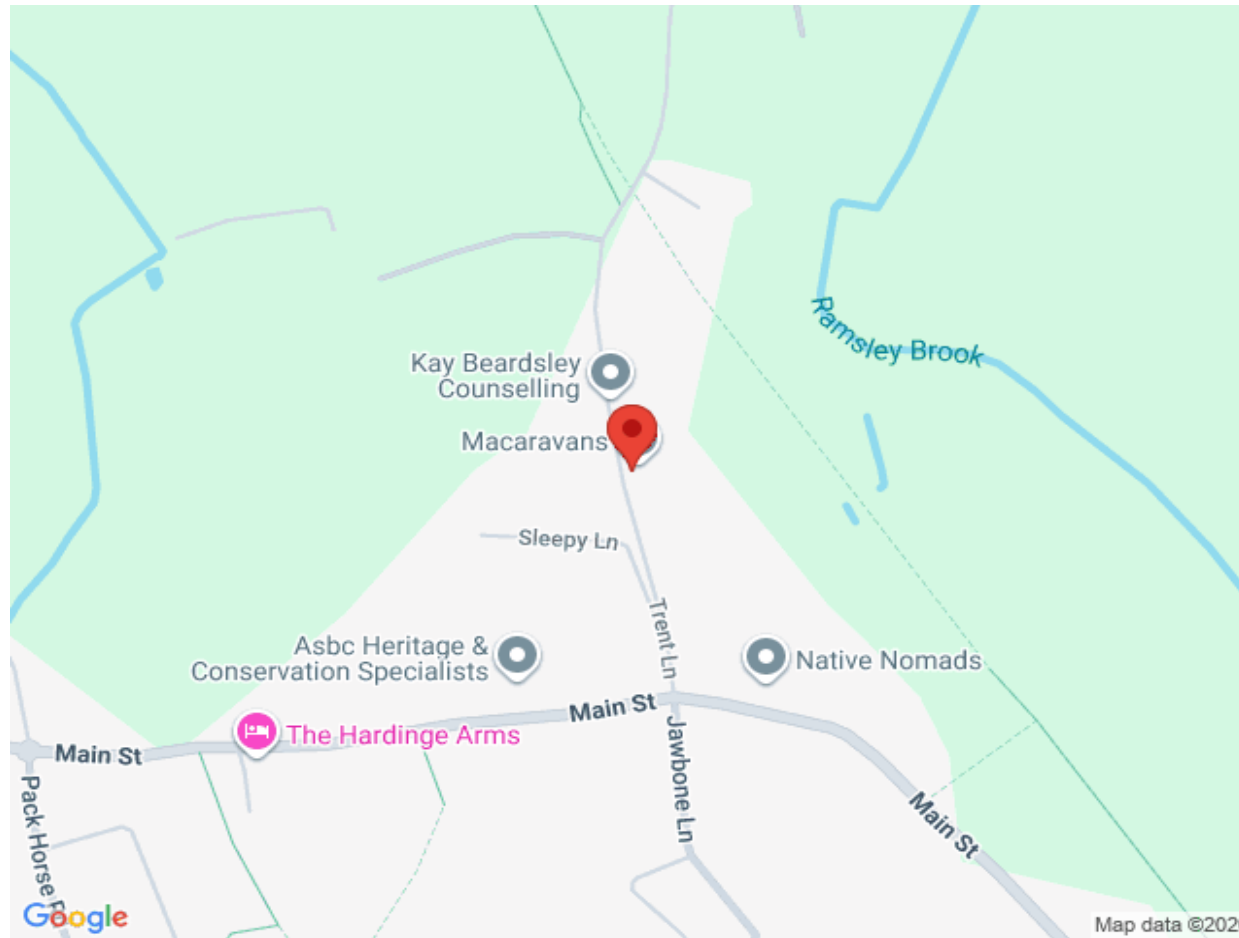


Ground Floor



First Floor





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

