



Hargate Lane, Newton Solney,
Burton-on-Trent



4



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Askin price £465,000



Key Features

- Fabulous Four Bedroomed Detached Family Home
- Occupying A Wonderful Position
- Highly Regarded Development
- Excellent Views
- High Quality Specification Throughout
- Extensive Parking & Garage
- EPC rating B





Newton Fallowell are delighted to be able to offer for sale this most spacious detached executive four bedroomed family home situated on this popular development on the outskirts of Newton Solney. In brief the accommodation comprises: - spacious entrance hall, guest cloak room, large through lounge, bay windowed dining room, fabulous open plan dining kitchen, utility room and on the first floor a landing leads to four well proportioned bedrooms, all with built-in wardrobes, en-suite to master bedroom and a good sized family bathroom. The property enjoys one of the best plots on the development and has extensive parking to the front and side. The rear garden has been landscaped and provides two lovely seating areas.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Impressive Light & Airy Entrance Hall 5.30m x 2.75m (17'5" x 9'0")

having one central heating radiator, staircase rising to first floor, fitted smoke alarm and useful downstairs storage cupboard.

Guest Cloak Room

having low level wc, corner wash basin, one central heating radiator and fitted extractor vent.

Reception Room 3.58m x 5.38m extending to 5.81m into bay

having two double central heating radiators, Upvc double glazed walk-in bay window to front elevation and Upvc double glazed French doors with double glazed lights to side opening out to the rear patio.

Formal Dining Room 3.58m x 3.25m extending to 3.62m

having dual aspect windows to side and front elevations and two central heating radiators.

Open Plan Dining Kitchen 5.36m x 3.78m (17'7" x 12'5")

having dual aspect windows to side and rear elevations, Upvc double glazed French doors with double glazed lights to either side leading out to the rear patio, extensive array of high gloss light grey base and eye level units with complementary rolled edged working surfaces, quality AEG appliances including double oven, five ring gas hob, extractor, integrated dishwasher and fridge/freezer, Franke stainless steel sink and draining unit with multi jet mixer tap over, two central heating radiators and low intensity spotlights to ceiling.

Utility Room 1.78m x 2.04m (5'10" x 6'8")

having Upvc double glazed window to side elevation, range of high gloss light grey base and wall mounted units, stainless steel sink and drainer, integrated Electrolux washing machine, fitted extractor vent and cupboard housing Ideal Logic gas fired central heating boiler.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and large full height storage cupboard.

Master Bedroom 3.69m x 3.66m (12'1" x 12'0")

having built-in triple wardrobes, Upvc double glazed window to side elevation, one central heating radiator and thermostatic control for central heating.

Walk-In Dressing Room 1.62m x 1.62m (5'4" x 5'4")

having a range of two double built-in wardrobes and one central heating radiator.

En-Suite Shower Room 0.00m x 0.00m (0'0" x 0'0")

having over-sized shower enclosure with thermostatically controlled shower, pedestal wash





basin, low level wc, spotlights to ceiling, fitted extractor vent, shaver point, heated ladder towel radiator and obscure Upvc double glazed window to side elevation.

Bedroom Two 3.06m x 3.66m (10'0" x 12'0")

having a range of two double built-in wardrobes, Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 2.93m x 3.60m (9'7" x 11'10")

having dual aspect Upvc double glazed windows to front and side elevations, built-in triple wardrobes and one central heating radiator.

Bedroom Four 2.26m x 3.63m (7'5" x 11'11")

having Upvc double glazed window to front elevation, built-in double wardrobe and one central heating radiator.

Family Bathroom

having suite comprising side fill panelled bath with mixer tap, pedestal wash basin, low level wc, over-sized shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to side elevation, one central heating radiator, fitted extractor vent and airing cupboard incorporating pressurised hot water cylinder.

Outside

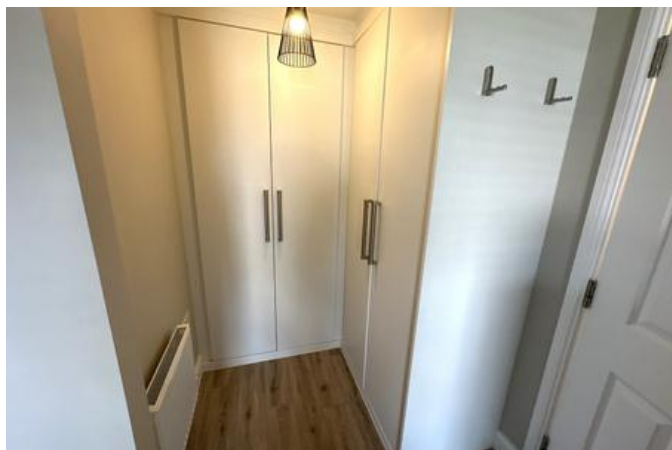
The property enjoys a lovely position upon this select development and provides extensive parking to the side and front. The front is hard landscaped for ease of maintenance and to the rear is a very pleasant garden featuring a good sized patio area, shaped lawn, mature shrubs and borders and behind the garage is a further private seating area. The driveway leads to a detached brick built garage with up and over door, electric light and power.

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.

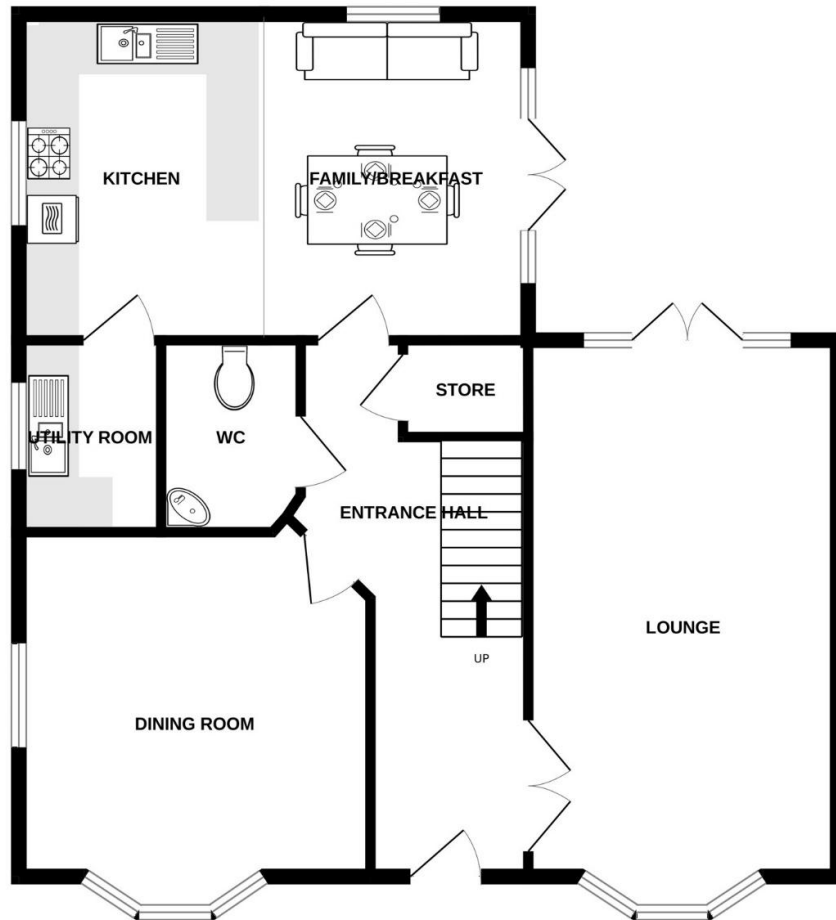
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell

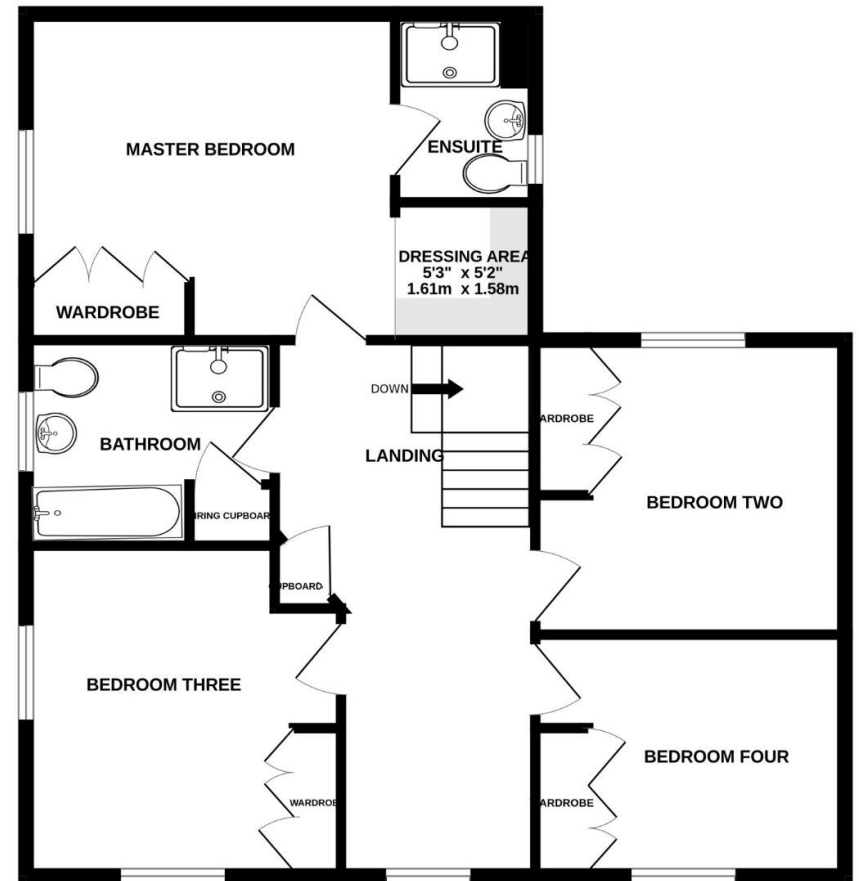




GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.

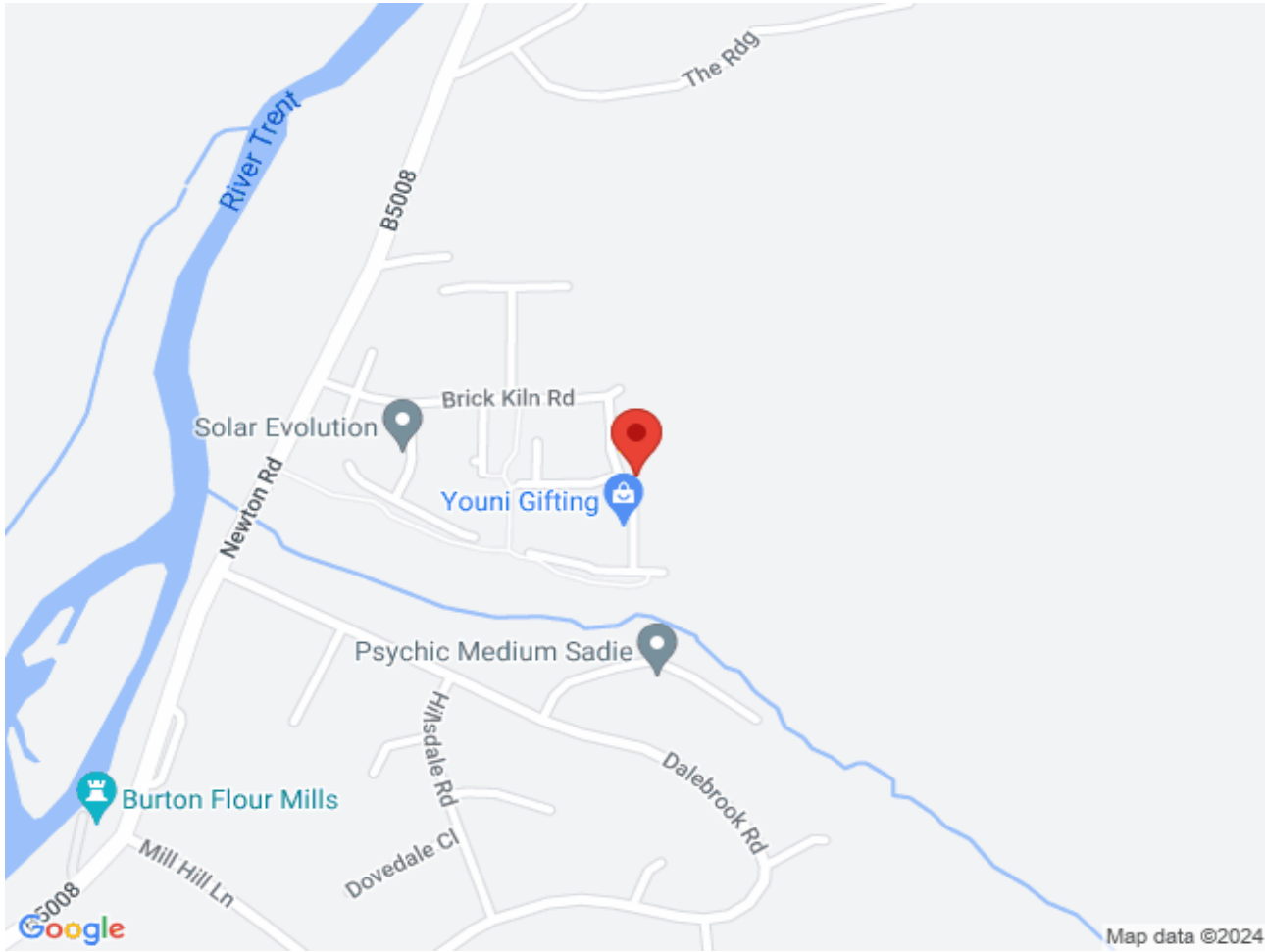


1ST FLOOR
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs:</i>		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs:</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

