



Brick Kiln Road, Newton Solney,
Burton-on-Trent



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£275,000



Key Features

- Semi Detached Home
- Three Double Bedrooms
- Desirable Village Location
- Sought After New Build Development
- Extra Large Master With En-Suite
- Off Road Parking & Garage
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed semi detached home on the Newton Solney Cameron development. Benefiting from three double bedrooms and positioned in a great location this property is ideal for any family looking to buy in this area. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge and dining kitchen. On the first floor a landing leads to two double bedrooms and family bathroom and stairs lead to the master suite with built-in wardrobes and a well appointed en-suite. Viewings are highly recommended.

Accommodation In Detail

Composite front door leading to:

Entrance Hall 1.4m x 1.3m (4'7" x 4'4")

having wood effect vinyl flooring, one central heating radiator and doorbell chime.

Guest Cloak Room 1.01m x 1.55m (3'4" x 5'1")

having low level wc, space saving wash basin with chrome mixer tap, tiled splashback, extractor fan, wood effect vinyl flooring and one central heating radiator.

Lounge 3.6m x 4.58m (11'10" x 15'0")

having built-in understairs storage, media points, thermostat for central heating, wood effect vinyl flooring, two central heating radiators, Upvc double glazed window to side elevation, Upvc double glazed bay window to front and understairs storage with media points and consumer unit for electric.

Inner Lobby

having staircase rising to first floor and one central heating radiator.

Dining Kitchen 4.7m x 3.2m (15'5" x 10'6")

having a range of base and wall mounted units, wood effect laminate work surface, four ring gas hob with extractor over, glass splashback, electric Zanussi oven, integrated dishwasher, washing machine, tumble dryer and fridge freezer, stainless steel sink with chrome mixer taps, cupboard housing gas fired combination boiler, wood effect vinyl flooring, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed patio doors leading out to the rear decking area.

On The First Floor

Landing

having built-in storage cupboard and carpet to floor.

Bedroom Two 2.67m x 4.1m (8'10" x 13'6")

having built-in triple wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.67m x 3.72m (8'10" x 12'2")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.97m x 2.4m (6'6" x 7'11")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, tiling to wet areas, extractor fan, wood effect vinyl flooring, heated towel radiator and frosted Upvc double glazed window to rear elevation.

Master Suite

featuring:

Study/Dressing Area 1.97m x 2.27m (6'6" x 7'5")

having staircase rising to second floor, one central heating radiator, carpet to floor and Upvc double glazed window to front elevation.





On The Second Floor

Master Bedroom 4.71m x 5.79m (15'6" x 19'0")

having two sets of built-in triple wardrobes, media point, carpet to floor, two central heating radiators, access to loft space, thermostat for central heating, two large Velux windows with built-in blinds to rear elevation and Upvc double glazed window to front elevation.

En-Suite 1.2m x 2.43m (3'11" x 8'0")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in double shower cubicle with electric shower over, glass sliding doors, extractor fan, shaver point, wood effect vinyl flooring and heated towel radiator.

Outside

The property has a fully enclosed rear garden which has a great sized raised decked area, walled garden, mature plants and lawned area. There is a detached single garage which has power, lighting and up and over garage door, and a tandem length driveway. There is a courtyard style frontage with a rail fencing and paved steps lead to the front door.



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

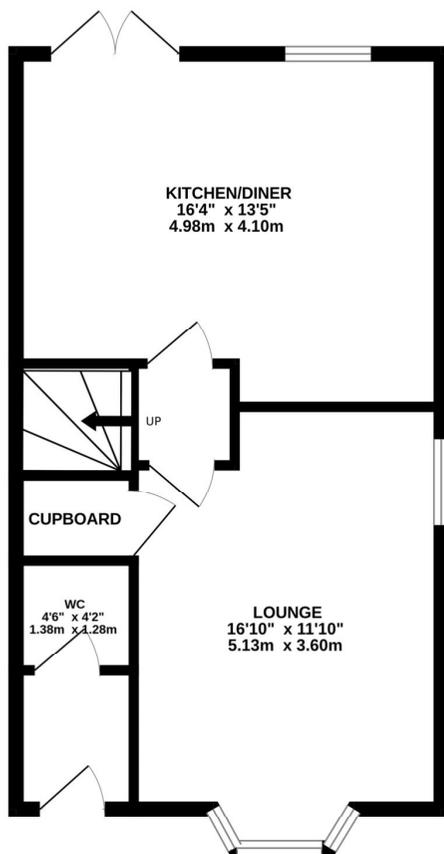
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

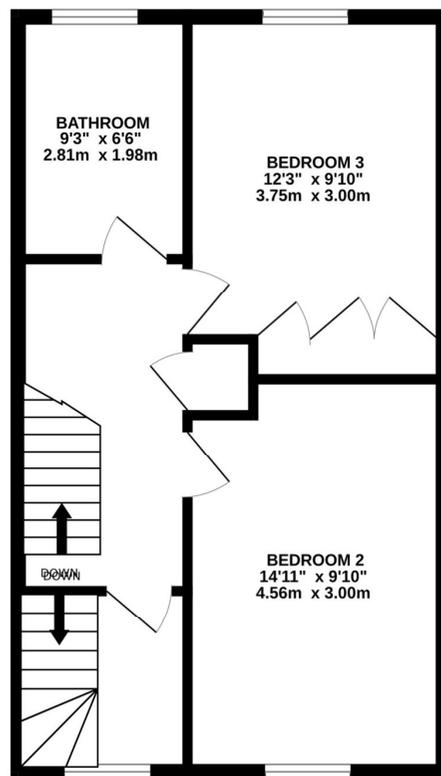
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



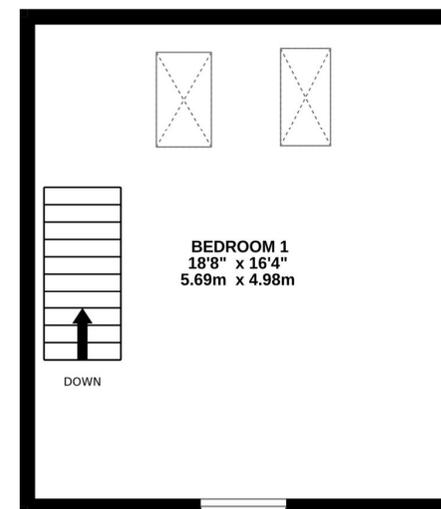
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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