



Hargate Lane, Newton, Solney, Burton-On-Trent

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# Hargate Lane, Newton, Solney, Burton-On-Trent, DE15 0TH

for sale  
**£600,000**



## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 5 bedroom Detached family home, situated in the sought after village of Newton Solney! The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles to the side of the property as well as access to the property's double garage. Internally, the property has been finished to an exquisite standard throughout and offers a ground floor consisting of: lounge, study room, a wonderful kitchen dining room with a functioning utility, downstairs W/C. On the first floor of the property you will find 3 great sized double bedrooms along with the property's main bathroom which has been finished to a modern standard. One of these bedrooms is the master which contains its own personal dressing area along with a full en-suite making the ultimate master. Finally, the top floor offers another family bathroom along with the final 2 double bedrooms finishing off this spacious household that offers so many unique uses. Currently a walk in wardrobe/dressing room and a home cinema. Externally, the rear garden provides a truly private and peaceful setting which can be thoroughly enjoyed in the warmer months. With a Decking sun trap seating area and a generous sized lawn patch, stunning field views, the garden presents a perfect relaxation area. Viewing of this breath taking property is essential!

## Entrance Hall

Composite entrance door opening into the stunning Reception hall that offers feature marble effect flooring, radiator, stairs to the first floor, understairs cupboard and access to:

## Downstairs Wc

Low level WC radiator and wash hand basin.

## Snug/Study

Double glazed window to the front, marble effect flooring and radiator.

## Main Lounge

Two double glazed windows to the front elevation and two central heating radiators

## Kitchen Diner

A selection of wall and base units with work surfaces over, stainless sink unit with drainer, gas hob, extractor hood above, electric double oven, integrated dishwasher, fridge and freezer, plinth lights, mirrored tiled splashbacks, marble effect flooring, double glazed window and French doors to the rear.

## Dining Room

Double glazed French doors to the rear and radiator.



## First Floor Landing

DG window to front elevation, central heating radiator, stairs to second floor.

## Master Bedroom

Two double glazed windows to the front, central heating radiator.

## Dressing Room

Double glazed window to the rear, a range of high quality fitted wardrobes and storage.

## En Suite

Paneled bath, separate shower enclosure, WC and wash hand basin.

## Bedroom 2

DG window to rear aspect, central heating radiator

## Bedroom 3

DG window to front, central heating radiator

## Main Bathroom

Offering a stunning white suite with paneled bath, WC, wash hand basing partial tiling, heated towel rail extractor fan and DG window.

## Landing

Built-in cupboard and doors off to

## Bedroom 4

Vaulted ceiling, Velux roof windows, central heating radiator.

## Bedroom 5/ Cinema Room!

Vaulted ceiling, Velux windows and radiator. Currently used as a cinema room!

## Guest Bathroom

Having a full paneled bath, WC, wash hand basin, shower cubicle heated towel rail and DG window

## Rear Garden

Being heavily landscaped and an ideal entertaining space with extensive lawn, entertaining deck, slabbed patio and various planted shrubs.

## Frontage

Landscaped frontage, three car driveway and access to the garage.

## Garage

Twin up and over doors, power and light

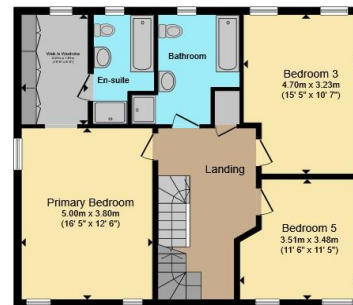








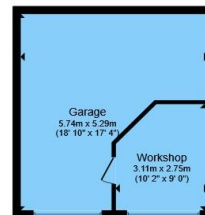
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 244.2 m<sup>2</sup> (2,629 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

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