

# Main Street

Newton Solney, Burton-on-Trent, DE15 0SJ





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£450,000

**This beautifully presented three-bedroom semi-detached character property enjoys a prominent corner position on Main Street in the sought-after village of Newton Solney. Thoughtfully maintained and carefully designed, the home blends charming original features with modern comforts, offering spacious living both inside and out.**

John German

Set behind a generous front lawn, the property benefits from off-road parking for at least two vehicles and a single garage, creating an inviting first impression.

Upon entering, the vestibule provides a useful space for coats and shoes, giving a glimpse of the property's character with original doors and detailing. To the right, the light-filled living room enjoys a large bay window, additional side window, and a feature fireplace, making it a welcoming and cosy space.

To the left, the dining room provides an excellent area for entertaining, with windows on both sides that flood the space with natural light. A clever under-stairs nook, currently used as a study area, adds extra versatility.

At the rear, the L-shaped kitchen has been thoughtfully fitted to complement the home's character. It comprises a double sink with mixer tap and window overlooking the garden, ample marble worktop space, a range of base storage units, integrated dishwasher, and space for a washing machine. The home currently houses a fantastic Range Master cooker (open to negotiation). Tiled flooring runs throughout, and a nook opposite houses the integrated fridge freezer and additional storage. A characterful rear door with overhead window ties the space together, creating a cosy modern country feel. For added practicality, the ground floor also includes a WC and a fitted storage cupboard.

Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom. The front bedroom is particularly spacious, offering ample fitted storage while still leaving room for a large bed and additional furniture. With both a front-facing village view window and a side aspect window, it feels bright and airy. The second bedroom, also a generous double, benefits from fitted wardrobes and a side window. The third bedroom, positioned above the kitchen, enjoys a unique layout and has been adapted by the current owners as a large study space. However, it can also serve as a double bedroom, single bedroom, or hobby room, featuring a window with a bespoke window seat overlooking the front garden - a tranquil retreat.

The family bathroom has been recently updated, comprising a bath with shower over, WC, hand wash basin, heated towel rail, and built-in storage cupboards.

Externally, the property is surrounded by charming gardens. In addition to the lawned frontage, a pathway leads around to the side and rear garden. Here, a mix of raised patio seating areas, mature shrubs and flowers, and a gravelled section provide attractive outdoor spaces. By the back door, there are two distinct patio seating areas, separated by a characterful coal shed that continues to provide practical outdoor storage. Beyond, the garden opens into a fantastically sized lawn lined with trees and shrubs, offering both privacy and security. A narrower end of the plot makes an ideal greenhouse or gardening area, while the rear boundary enjoys open views over neighbouring farmland.

## Location

Newton Solney is a highly sought-after South Derbyshire village, renowned for its charm, character and strong sense of community. The village itself offers a well-regarded primary school, two traditional public houses, a church, village hall, cricket club and picturesque riverside walks. For everyday amenities, nearby Repton and Burton upon Trent provide an excellent range of shops, supermarkets, cafés, and leisure facilities. The location is ideal for commuters, with easy access to the A38 and A50 linking to Derby, Lichfield, Birmingham and the wider Midlands. At the same time, Newton Solney retains its peaceful rural appeal, surrounded by open countryside and farmland, offering the perfect balance of convenience and village life.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. The property is fitted with a burglar alarm.

**Property construction:** Standard

**Parking:** Off road parking and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** BT - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26092025

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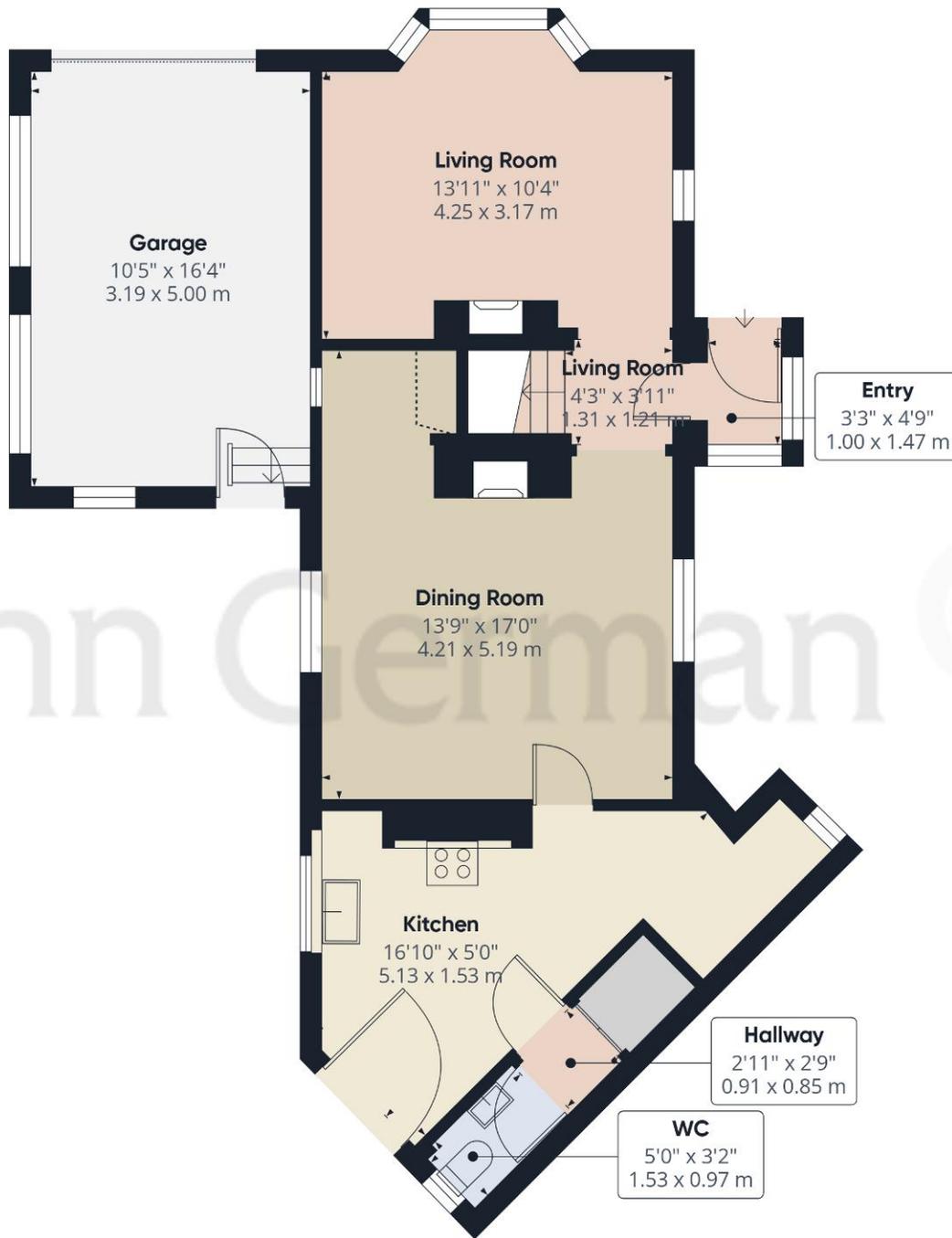
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Ground Floor

**Approximate total area<sup>(1)</sup>**

750 ft<sup>2</sup>  
69.6 m<sup>2</sup>

**Reduced headroom**

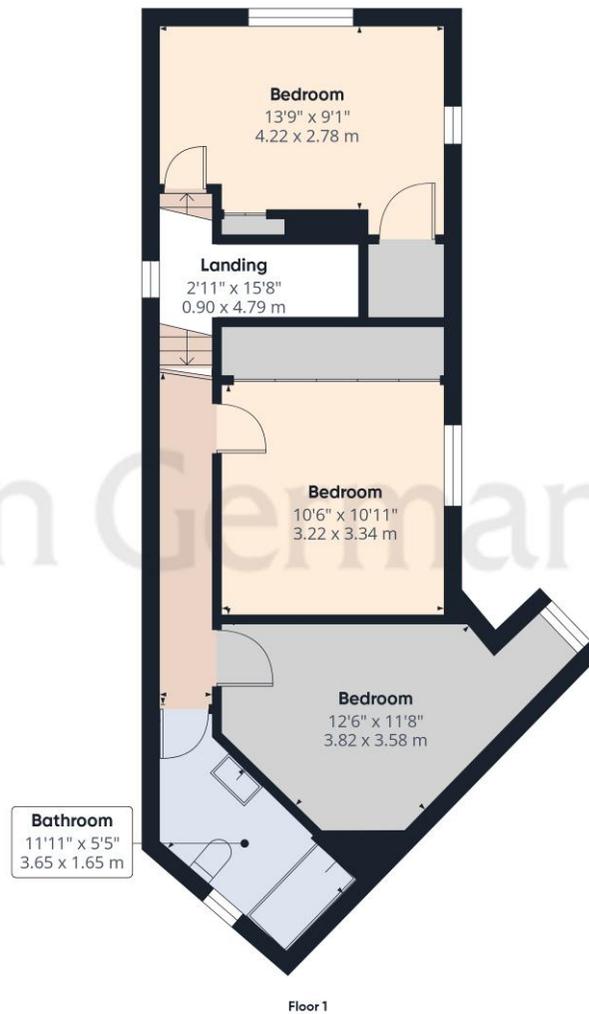
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>m</sup>  
504 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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