

## 12 Mill Close, Newton Solney, Burton-On-Trent, DE15 0SA

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Offers Around £299,950

Freehold

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- Superb Location
- Highly Desirable Village
- No Upward Chain
- Double Glazed & Gas Central Heated
- Open Plan Lounge/Dining Room
- Breakfast Kitchen & Utility
- Porch & Shower Room
- Three First Floor Bedrooms & Bathroom
- Driveway & Garage
- Generously Sized Rear Garden







## Summary

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This is a well-positioned, three bedroom, detached residence occupying a quiet cul-de-sac location in the popular village of Newton Solney.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated with entrance hall, spacious lounge with feature fireplace which opens into the dining area and breakfast kitchen with utility and shower room off plus access to the attached garage. To the first floor there are two double bedrooms, single bedroom and a bathroom.

The property occupies a larger than average plot with sizable lawn to the side and rear. There is further scope for an extension, subject to any necessary planning consents. The property also benefits from a double width driveway and the attached single garage.

# F&C

## The Location

## Accommodation

### Ground Floor

#### Entrance Hall

5'10" x 5'1" (1.78 x 1.57)

A UPVC double glazed and leaded entrance door provides access to hallway with central heating radiator and double glazed window to side.

#### Spacious Lounge

19'1" x 11'10" (5.83 x 3.63)

Having a feature, extended stone fire surround with timber mantel, granite hearth and living flame fitted gas fire, two display alcoves, three central heating radiators, decorative coving, staircase to first floor, useful storage cupboard, double glazed windows to front and side and open access to dining room.



### Extended Dining Room

18'10" x 9'10" (5.76 x 3.02)

With two central heating radiators, decorative coving, double glazed sliding patio door to garden and panelled and multi-pane door to kitchen.





## Breakfast Kitchen

15'3" x 8'9" (4.67 x 2.69)

Comprising wood effect worktops including breakfast bar, inset one and a quarter sink unit with tiled surrounds, base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset four plate gas hob with extractor hood over and built-in double oven, appliance space suitable for washing machine and double glazed window to rear.



### **Side Lobby/Utility**

8'11" x 8'0" (2.72 x 2.44)

With central heating radiator, wood effect worktops, ceramic sink unit, fitted base cupboard, space for washing machine, tumble dryer and dishwasher, double glazed door and window to rear and integral door to garage.



### **Shower Room**

5'4" x 5'3" (1.64 x 1.62)

Partly tiled with a low flush WC, pedestal wash handbasin, shower cubicle and central heating radiator.



### **First Floor Landing**

9'8" x 3'2" (2.97 x 0.99)

Having a central heating radiator, access to loft space and storage cupboard.

### **Bedroom One**

12'0" x 10'8" (3.67 x 3.27)

With central heating radiator, decorative coving and double glazed window to front.



### **Bedroom Two**

12'1" x 10'5" (3.69 x 3.20)

With central heating radiator, decorative coving and double glazed window to rear.



### **Bedroom Three**

8'1" x 6'9" (2.47 x 2.08)

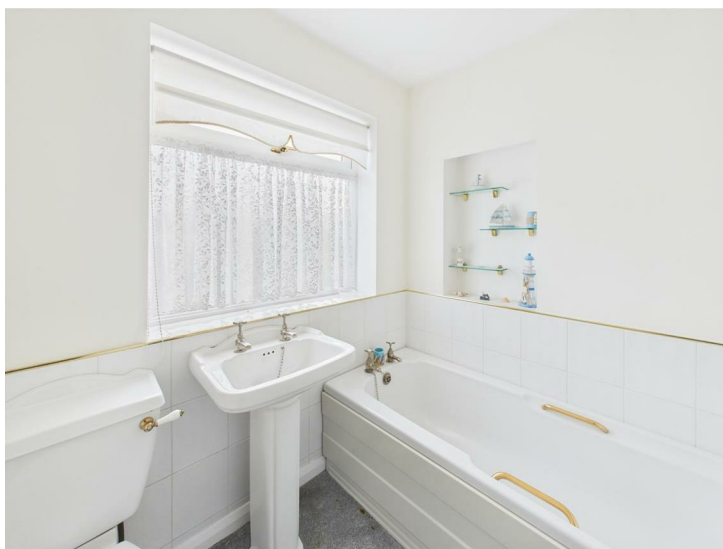
Having a central heating radiator, storage cupboard and double glazed window to front.



### **Bathroom**

6'8" x 5'6" (2.04 x 1.68)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to rear.





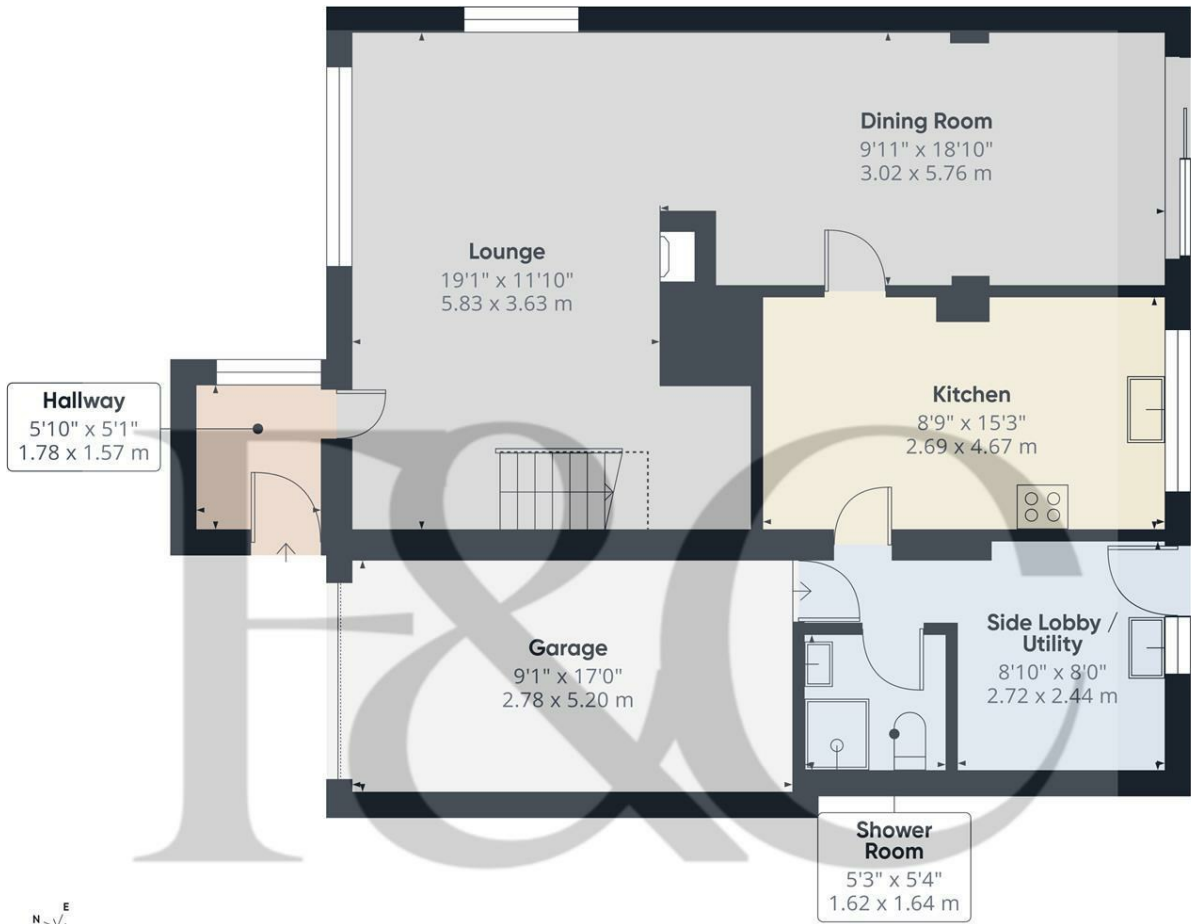
## Outside

The property is tucked away towards the head of a quiet cul-de-sac behind a tarmacadam driveway providing off-road parking for two vehicles and access to an attached garage. To the rear of the property is a larger than average garden with a sizeable plot which extends to the rear and side offering excellent scope for a further extension (subject to necessary planning permission). The garden is bounded by timber fencing and features a patio area whilst offering a good degree of privacy.



**Council Tax Band D**





Floor 0

**Approximate total area<sup>®</sup>**  
875 ft<sup>2</sup>  
81.4 m<sup>2</sup>

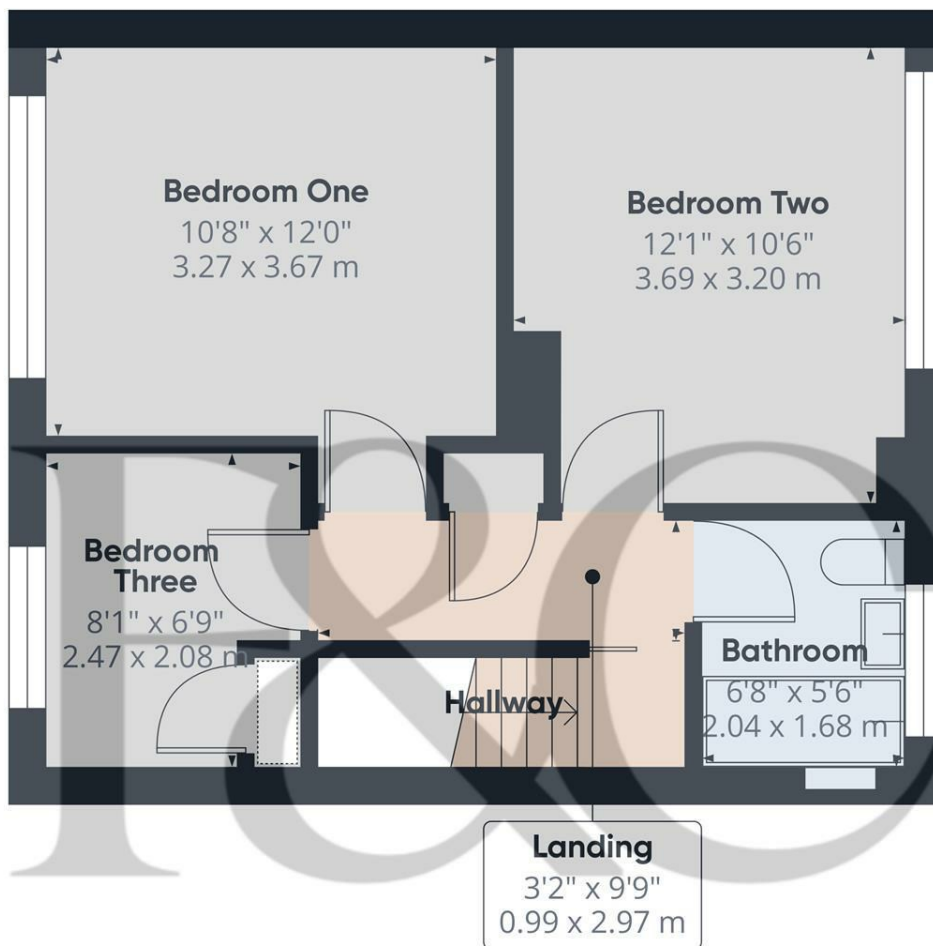
**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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Floor 1

**Approximate total area<sup>®</sup>**  
395 ft<sup>2</sup>  
36.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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#### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

#### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

#### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

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Newton Solney  
Burton-On-Trent  
DE15 0SA

Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	