Gretton Mews

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

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£285,000



This modern spacious semi features an amazing master bedroom with ensuite, two further double bedrooms, a bright living room, lovely kitchen/diner and superb landscaped gardens, offering quality outdoor space together with a good size single garage & drive in a lovely location. NO CHAIN

Built by David Wilson Homes in 2020 on a lovely smaller established development in Newton Solney that is close to countryside yet in easy reach of amenities is this semi detached home which impresses throughout. Ideal for a family with three double bedrooms together with a stylish kitchen/diner and a truly amazing master suite, it is ready to move into and offered with the advantage of no chain.

The entrance door opens into a welcoming hall with doors to the guest WC a bright living room with a bay window framing views to front, a second side window adding more natural light and plenty of space for sofas, making this an ideal space to relax.

The inner hall has a staircase off to the first floor and access onto a stylish kitchen/diner fitted with a range of units plus an integrated hob, oven, dishwasher, fridge/freezer and washing machine. There is space for a dining table and French doors open out to the gardens.

The landing leads off to two first floor double bedrooms & a well appointed bathroom plus is a door to the stairwell leading to the master suite.

Without doubt the highlight of this home is a fabulous master bedroom, a superb light and spacious bedroom with skylights and fitted wardrobes together with its own ensuite shower room.

There is a drive to side leading to a good size single garage with an up and over door.

The current owners have created a superb modern landscaped garden with a paved terrace ready for garden furniture, sleepers creating raised planting beds and a useful side gate to the drive.

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.
We understand there is an estate management fee, currently £280 per annum.
Property construction: Standard
Parking: Drive 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: TBC - 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09112026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

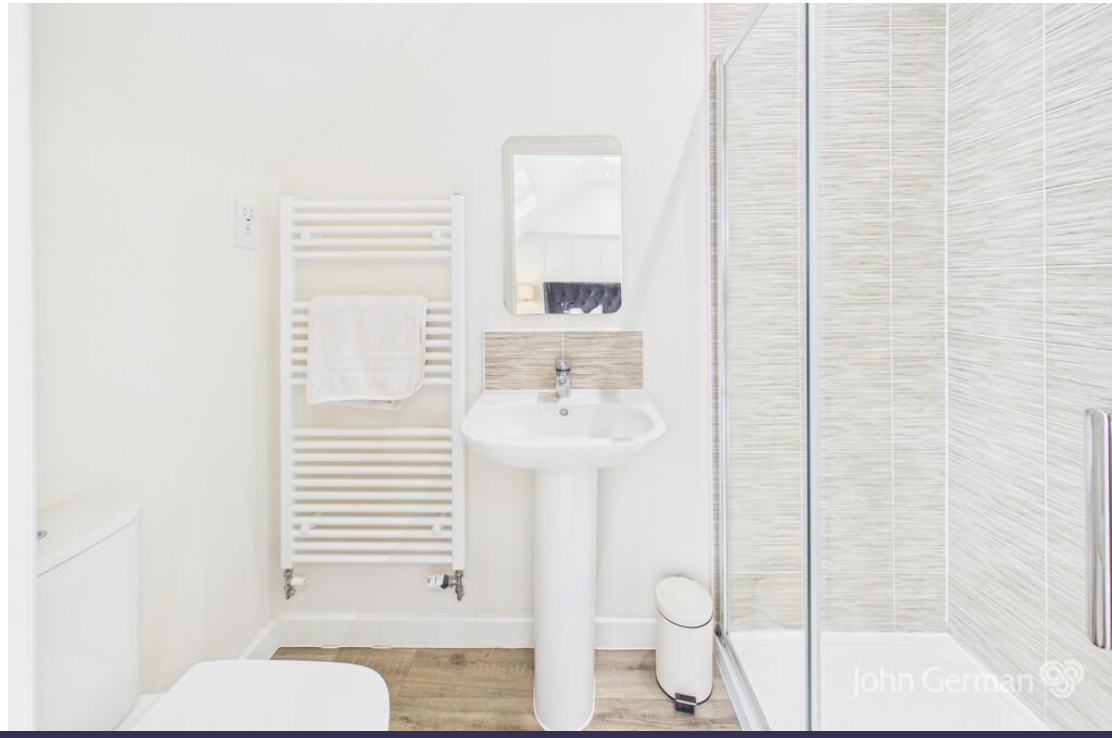





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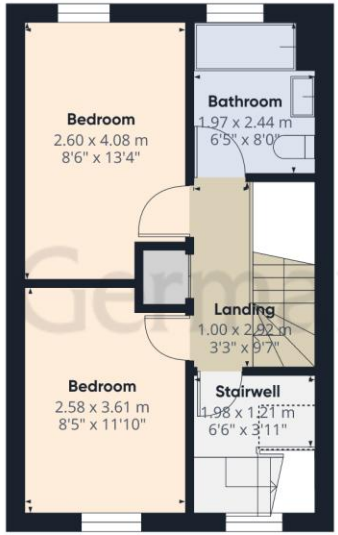

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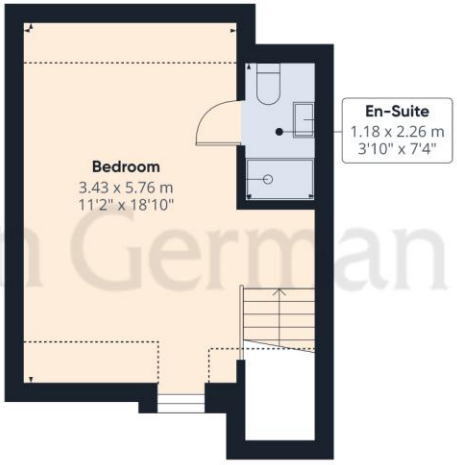

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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

92.5 m²

995 ft²

Reduced headroom

4.4 m²

47 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

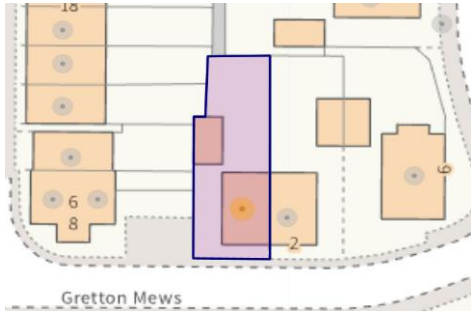
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

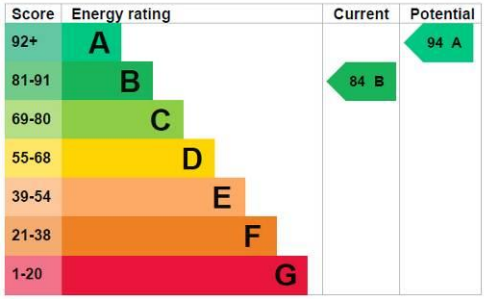
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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