



White Ferrers Repton Road
Newton Solney
Burton-On-Trent
Staffordshire
DE15 0SG

Price
£495,000

- Sought after village location
- Individual residence
- Mature and spacious plot
- Lots of potential
- Lounge
- Dining Kitchen
- Three bedrooms
- En-suite and bathroom
- Ancillary storage rooms
- Garage and gardens

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This individual bungalow sits in a prime location in the favoured and highly sought-after village of Newton Solney. The residence offers ample potential for improvement and with views over countryside what more could you ask?

The property internally offers a spacious hallway with parquet flooring, a lounge with large picture windows offering views over the garden, a well fitted kitchen with granite worktops and space for table and chairs. Three bedrooms, one with views to the rear, and another with en-suite and bay window to the front. There is also a main bathroom.

From the kitchen a door leads through to an ancillary lobby with doors opening into the boiler room, a storage room and the garage. There are also two external doors one to the front aspect and one into the rear garden. The gardens are mature and spacious. They offer scope to create a garden to meet the new owner's needs.

LOCATION

Newton Solney is a much sought-after location having won 'The Best Kept Village' on numerous occasions. The village is served by an excellent primary school, two public inns and ample riverside and country walks. There is a public bus service and good access to the A38 and A50.

ACCOMMODATION

GLAZED ENTRANCE DOOR

With glazed side panel provides access to:





ENTRANCE PORCH

Having sliding patio doors to:

SPACIOUS HALLWAY

3.29m max 1.91m min x 6.24m max 1.84m min (10'9" max 6'3" min x 20'5" max 6'0" min)

Having parquet flooring, useful storage cupboard and doors leading off.

LOUNGE

6.94m x 4.12m max (22'9" x 13'6" max)

With large picture window to rear aspect offering views over rolling countryside, sliding patio doors leading out onto the rear terrace, further window to side aspect, wall light points, ceiling light points and a stone fire surround with timber mantle and side plinth with glass display shelves, and a living flame gas fire inset.

FITTED DINING KITCHEN

3.0m max 2.82m min x 5.28m max (9'10" max 9'3" min x 17'3" max)

Fitted with a range of timber base cupboards and drawer units with matching larder units, wall mounted cabinets and glass display units over. Marble worktops are inset with a Neff four ring electric hob, plus a double sink unit. Integrated appliances include a fridge and Neff double oven. There is plumbing and appliance space for washing machine. Corner picture window, ample space for dining furniture and door to rear lobby.

MASTER BEDROOM

3.94m x 3.34m excluding bay (12'11" x 10'11" excluding bay)

Having a walk-in bay window to front aspect, window to side aspect, built-in wardrobes and archway to:

EN-SUITE

2.88m x 1.48m max 0.9m min (9'5" x 4'10" max 2'11" min)

Fitted with a w.c., pedestal wash hand basin and fully tiled corner shower enclosure.

Obscure window to side aspect and ceiling light point.

BEDROOM TWO

3.94m x 3.64m (12'11" x 11'11")

With large picture window to the rear aspect offering views over countryside. Further window to side aspect, radiator, ceiling light point and built-in wardrobe.

BEDROOM THREE

2.92m x 1.97m (9'6" x 6'5")

With window to side aspect, radiator and ceiling light point.

BATHROOM

2.91m x 2.32m (9'6" x 7'7")

Fitted with a panelled bath with mixer tap/shower attachment and glazed side screen, pedestal wash hand basin and w.c. Storage cupboard with glass display units, further linen storage cupboard with hot water tank below. Obscure window to side aspect, radiator and ceiling light point.

REAR LOBBY

2.41m max 1.81m min x 3.58m (7'10" max 5'11" min x 11'8")

Providing access to a range of ancillary storage areas, one of which houses the domestic hot water and central heating boiler. Doors to front and rear and further door to:

GARAGE

5.22m x 2.66m (17'1" x 8'8")

Having up and over door, door to inner lobby and window to side aspect.

OUTSIDE AND GARDENS

The property sits back behind a mature shrubbed boundary and offers a wide frontage with a block paved driveway providing parking for several vehicles. Lawn with herbaceous beds and a gate to a pathway which leads along the side of the garage to the rear garden.

The rear garden is a true feature of the property and offers stunning views over countryside. There is a paved patio area, summerhouse, mature shrubs and fruit trees.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band F

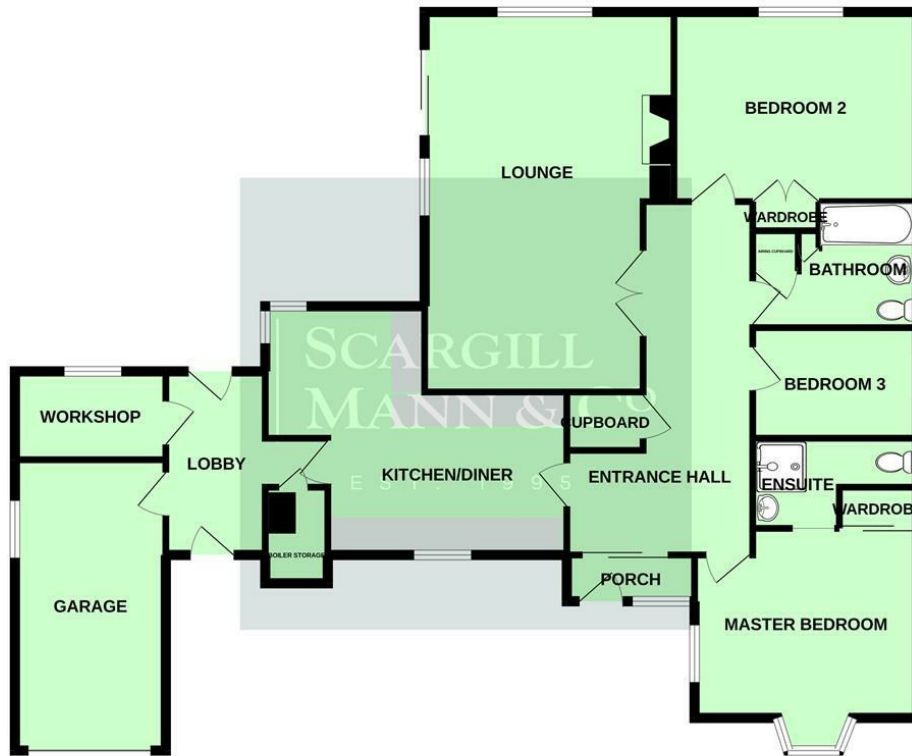
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW July 2022)/DRAFT

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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