



1 Primavera, Trent Lane, Newton Solney, Burton-on-Trent, Staffordshire, DE15 0SF

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

1 Primavera, Trent Lane, Newton Solney, Burton-on-Trent, Staffordshire, DE15 0SF

£875,000

This particularly impressive detached family home was built by a well regarded local developer, David McPherson Homes, and is located within this delightful private gated development. Situated off a quiet side lane close to the heart of the highly regarded village of Newton Solney, the location is truly charming and well suited to a family buyer. The village itself has a strong sense of community with a thriving village hall, bowls club, tennis court and a number of groups and societies. There are two popular village pubs plus the lovely riverside and countryside walks that are readily accessible. The village has an infants school which is rated as outstanding and falls within the catchment area for John Port senior school in Etwall, and the private school of Repton is less than two miles away. Commuter access is very convenient with Burton upon Trent and Derby within easy driving distance, as is the A38 and A50 providing ease of commuter travelling. To fully appreciate this very impressive family home, an early viewing would be strongly encouraged.



TILED CANOPY PORCH

with entrance door opening to:

SPACIOUS RECEPTION HALL

a huge entrance to the property having stairs leading off, low energy downlighters, tiled flooring and door to:

FITTED GUESTS CLOAKROOM

having W.C. and wash hand basin.

IMPRESSIVE THROUGH LOUNGE

7.39m x 4.42m (24' 3" x 14' 6") a very generously proportioned room having contemporary feature fireplace with log burner and bi-fold doors opening to the delightful walled rear garden.

STUDY

3.40m x 2.95m (11' 2" x 9' 8") well equipped with work station, storage cupboards, feature flooring and double glazed window to rear.

DINING ROOM

4.14m x 3.40m (13' 7" x 11' 2") having double glazed window to rear.

IMPRESSIVE BREAKFAST KITCHEN

7.06m x 2.54m (23' 2" x 8' 4") plus 3.83m x 2.61m (12' 7" x 8' 7") superbly fitted having white quartz work surfaces with high gloss base storage cupboards and drawers, matching wall mounted storage cupboards, sink with neck mixer tap, integrated twin ovens, electric hob and extractor hood with splashback, integrated dishwasher, fridge and freezer with matching fascias, ample space for breakfast table and door to:

UTILITY ROOM

3.02m x 2.64m (9' 11" x 8' 8") similarly fitted to the kitchen with sink, space and plumbing for both washing machine and tumble dryer and door to double garage.

GARDEN ROOM

4.22m x 3.40m (13' 10" x 11' 2") a delightful room with bi-fold doors opening to the rear garden, a feature corner free-standing log burner and gloss tiled flooring.



FIRST FLOOR GALLERIED LANDING

having spindle balustrade overlooking the reception hall and doors leading off to further accommodation.

MASTER BEDROOM

5.49m x 4.34m (18' 0" x 14' 3") a very impressive sized master bedroom having dual aspect windows and opening to a:

DRESSING AREA

3.07m x 2.46m (10' 1" x 8' 1") having dormer window and door to:

EN SUITE SHOWER ROOM

having corner shower cubicle, close coupled W.C., pedestal wash hand basin, ceramic floor and wall tiling and obscure glazed window.

GUESTS BEDROOM TWO

4.39m x 4.19m (14' 5" x 13' 9") having window to rear and door to a walk-in Dressing Room and further door to:

GUESTS EN SUITE SHOWER ROOM

having tiled shower cubicle, close coupled W.C., pedestal wash hand basin, ceramic floor and wall tiling and obscure double glazed window.



BEDROOM THREE

3.56m x 3.28m (11' 8" x 10' 9") having window to rear.

BEDROOM FOUR

4.14m x 3.02m (13' 7" x 9' 11") having window to rear.

BEDROOM FIVE

2.97m x 2.95m (9' 9" x 9' 8") having window to rear.

FAMILY BATHROOM

having curved panelled bath, close coupled W.C. and pedestal wash hand basin, co-ordinated ceramic floor and wall tiling, towel rail/radiator and two double glazed dormer windows to rear.

OUTSIDE

The property is set back off the road with a generous block paved frontage providing extensive parking with side gated access leading round to the rear garden. To the rear of the property is a charming partly walled garden, set principally to lawn with seating areas and a mature private rear aspect.

DOUBLE GARAGE

5.72m x 5.38m (18' 9" x 17' 8") having electric up and over entrance door.

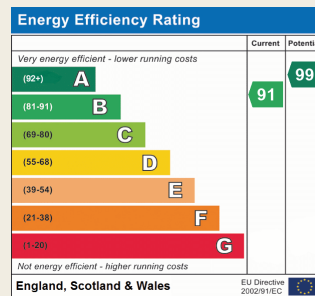


COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Please note we understand there is an informal shared Service Charge arrangement for the maintenance of the communal aspects of Primavera which amounts to approximately £600.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



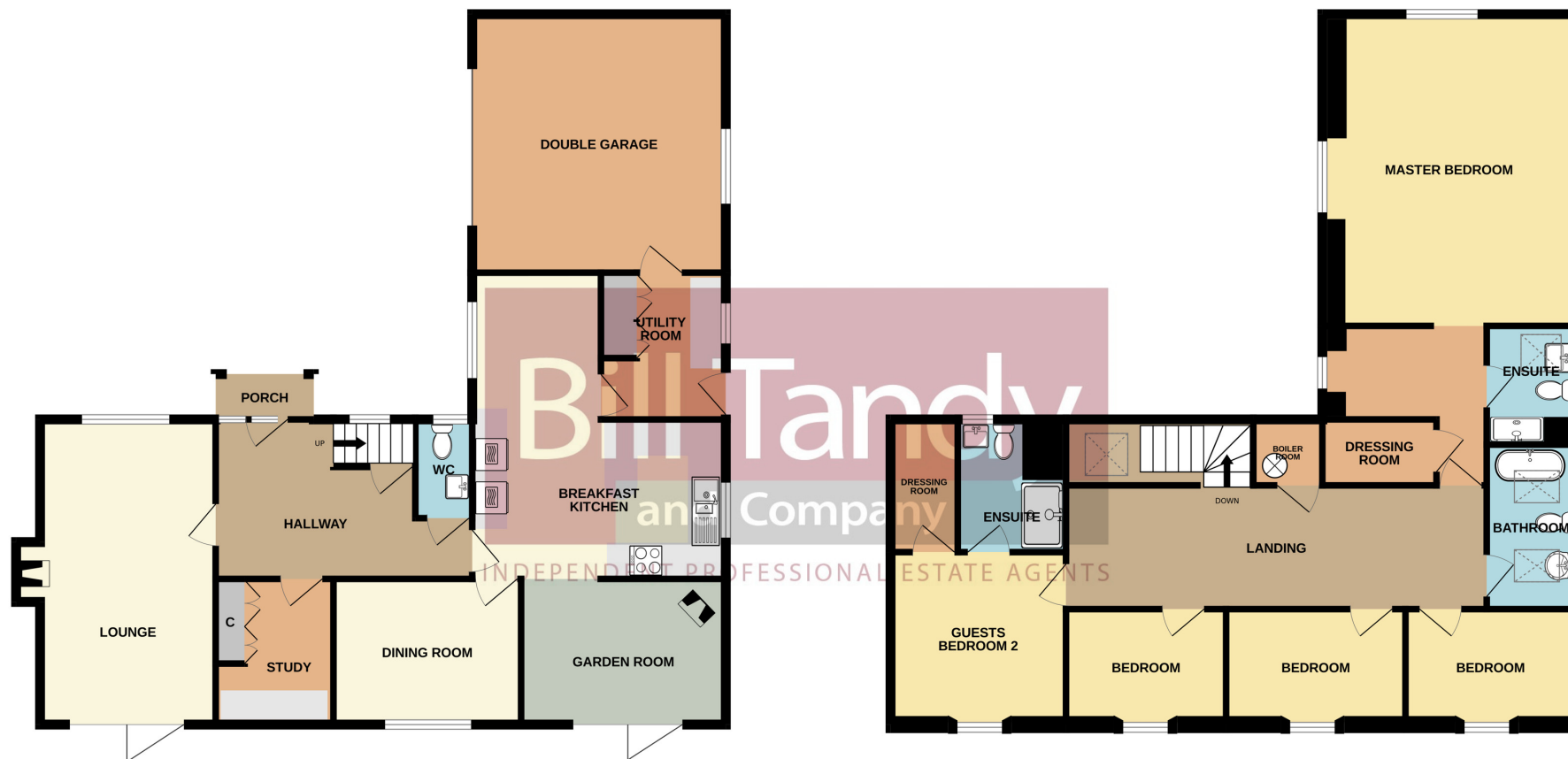
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



1 PRIMAVERA, TRENT LANE, NEWTON SOLNEY DE15 0SF

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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