



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

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

## £850,000

This most impressive detached family home was built by well regarded David MacPherson Homes on this private gated development. Situated on a quiet side lane, yet very close to the heart of the highly regarded village of Newton Solney, the property has a lovely aspect with countryside views to the rear across to neighbouring paddocks. The property has been improved and offers great versatility with its former double garage having been converted to a very useful ground floor living space which could have a variety of uses including a potential annexe for an elderly relative. Newton Solney itself has a strong sense of community with a thriving village hall, bowls club, tennis courts and a number of groups and societies. There are two popular village pubs, the Brickmakers and the Unicorn Inn, and lovely riverside and countryside walks that are readily accessible. Newton Solney infants school has an outstanding rating from Ofsted, senior school catchment falls under John Port in Etwall. Repton school is less than 2 miles away. For the commuter, Burton on Trent and Derby are four and eleven miles respectively, whilst the A38 and A50 are within easy travelling distance. With its fabulous family home credentials and impeccable presentation throughout, an early viewing would be strongly encouraged.



### CANOPY PORCH

having wall light point with PIR detector and PVC composite door to:

### STUNNING RECEPTION HALL

5.06m x 3.43m (16' 7" x 11' 3") having engineered oak flooring with underfloor heating, staircase rising to the galleried landing, wooden frame Velux skylights flooding the area with natural light and two built-in coats store cupboards.

### GROUND FLOOR SHOWER ROOM

having corner quadrant shower cubicle with tiled surround and thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap and cupboard space beneath, tiled flooring, extractor fan and low energy downlighters.

### FAMILY LOUNGE

5.84m x 4.03m (19' 2" x 13' 3") the focal point of the room is provided by a fireplace with slate tiled hearth with multi-fuel cast-iron burner, wooden frame four pane wood bi-fold doors with fitted shutters opening to the rear garden, engineered oak flooring and triple doors opening to:

### DINING ROOM

4.04m x 3.13m (13' 3" x 10' 3") having wooden frame double glazed window to front with fitted shutters and a continuation of the engineered oak flooring.

### STUDY

3.19m x 3.16m (10' 6" x 10' 4") having wooden frame double glazed window overlooking the rear garden and a continuation of the engineered oak flooring.

### 'L' SHAPED FAMILY DINING KITCHEN

7.34m max (3.58m min) x 5.71m max (3.15m min) (24' 1" max 11' 9" min x 18' 9" max 10' 4" min) the Kitchen Area has quartz work tops with base cupboards and drawers, twin built-in electric ovens with Neff ceramic hob with brushed steel splashback and extractor fan, one and a half bowl sink unit with swan neck mixer tap with hose, integrated dishwasher, fridge and freezer all with matching fascias, larder cupboard with pull-out shelving, wall mounted cupboards, central island unit with cupboard space, tiled flooring, low energy downlighters, wooden frame double glazed double French doors to side garden seating area. The Dining Area has a continuation of the tiled flooring with heating control and wooden frame four pane bi-fold doors with fitted shutters opening to the rear garden.

### UTILITY ROOM

3.35m x 3.15m (11' 0" x 10' 4") a very generously proportioned utility having further quartz work tops with stainless steel sink, space and plumbing for washing machine and tumble dryer, wall mounted Ideal condensing gas central heating boiler, obscure wooden frame double glazed door and window to side, tiled flooring with underfloor heating control and door to:



### VERSATILE GROUND FLOOR RECEPTION ROOM

5.32m x 4.89m (17' 5" x 16' 1") presently used as a ground floor bedroom but would equally work as a further sitting room, family room or a self contained annexe with the adjacent utility doubling as a kitchen. The room has engineered oak flooring with underfloor heating, triple glazed UPVC windows to front, full height and width fitted wardrobes, further triple glazed window to side, low energy downlighters, audio/visual and media points and pocket sliding door to:

### EN SUITE WET ROOM

having walk-in shower cubicle with thermostatic shower fitment with shower hose and drencher and glazed screen and extractor, vanity unit with natural wood vanity surface and enamel wash hand basin with free-standing mixer tap and drawers beneath, electronic TruClean W.C. system, tiled flooring with electric underfloor heating, electric heated towel rail, shaver point, wooden frame obscure triple glazed window, low energy downlighters and extractor fan.

### IMPRESSIVE FIRST FLOOR GALLERIED LANDING

having Velux skylights, radiator and walk-in airing cupboard housing the pressurised hot water cylinder system and linen shelving.

### BEDROOM ONE

5.59m x 4.04m (18' 4" x 13' 3") a generous double bedroom having wooden frame double glazed window to rear with fitted shutters, two radiators and door to:

### DRESSING ROOM

3.10m x 2.01m (10' 2" x 6' 7") presently used as a nursery and having an obscure double glazed window, radiator, low energy downlighters and loft access hatch.



#### EN SUITE BATHROOM

3.11m x 1.95m (10' 2" x 6' 5") having panelled bath with mixer tap, quadrant corner shower cubicle with thermostatic shower fitment with hose and drencher shower, Villeroy and Boch pedestal wash hand basin, close coupled W.C., electric shaver point, tiled flooring and chrome heated towel rail/radiator with electric back-up.

#### GUESTS BEDROOM TWO

5.33m x 4.72m (17' 6" x 15' 6") an attractive dormer style room having two double glazed dormer windows to front with fitted shutters, two radiators, twin wooden frame Velux skylights and Dressing Area with double built-in wardrobe and radiator.

#### EN SUITE SHOWER ROOM

having tiled shower cubicle with thermostatic shower fitment with shower hose and drencher shower, Villeroy and Boch pedestal wash hand basin, close coupled W.C., electric shaver point, heated towel rail with electric back-up, wooden frame Velux skylight, low energy downlighters and extractor fan.

#### BEDROOM THREE

3.65m x 3.17m (12' 0" x 10' 5") having wooden frame double glazed window to rear with fitted shutters, radiator and walk-in wardrobe with radiator and light point.

#### BEDROOM FOUR

3.18m x 3.17m (10' 5" x 10' 5") another double bedroom having radiator and wooden frame double glazed window to rear.



#### FAMILY BATHROOM

having panelled bath with mixer tap, Villeroy and Boch pedestal wash hand basin, W.C., tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, ceramic floor tiling, twin wooden frame Velux skylights, chrome heated towel rail/radiator with electric back-up, electric shaver point, downlighters and extractor fan.

#### OUTSIDE

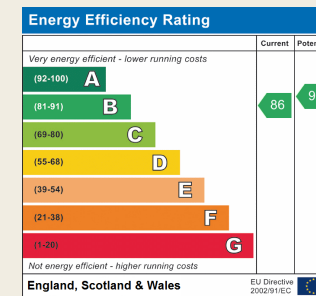
The property is set at the end of the cul de sac with a block paved driveway providing parking for several cars with double gated entrance leading round to the rear. The garden, which extends to three sides, has a potting shed and useful shed, with the side cottage garden having a raised bed full of plants and flagstone patio area and an attractive arch leads through to the delightful rear garden. The rear has a continuation of the flagstone patio and is set principally to lawn with walled and fenced perimeters, mature trees and shrubs, well stocked herbaceous borders, useful cold water tap and pleasant aspect over neighbouring paddocks.

#### COUNCIL TAX

Band G.

#### SERVICE CHARGE

We understand there is an informal Service Charge arrangement for the maintenance of the communal aspects of Primavera amounting to approximately £600.00 per annum.



#### TENURE

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

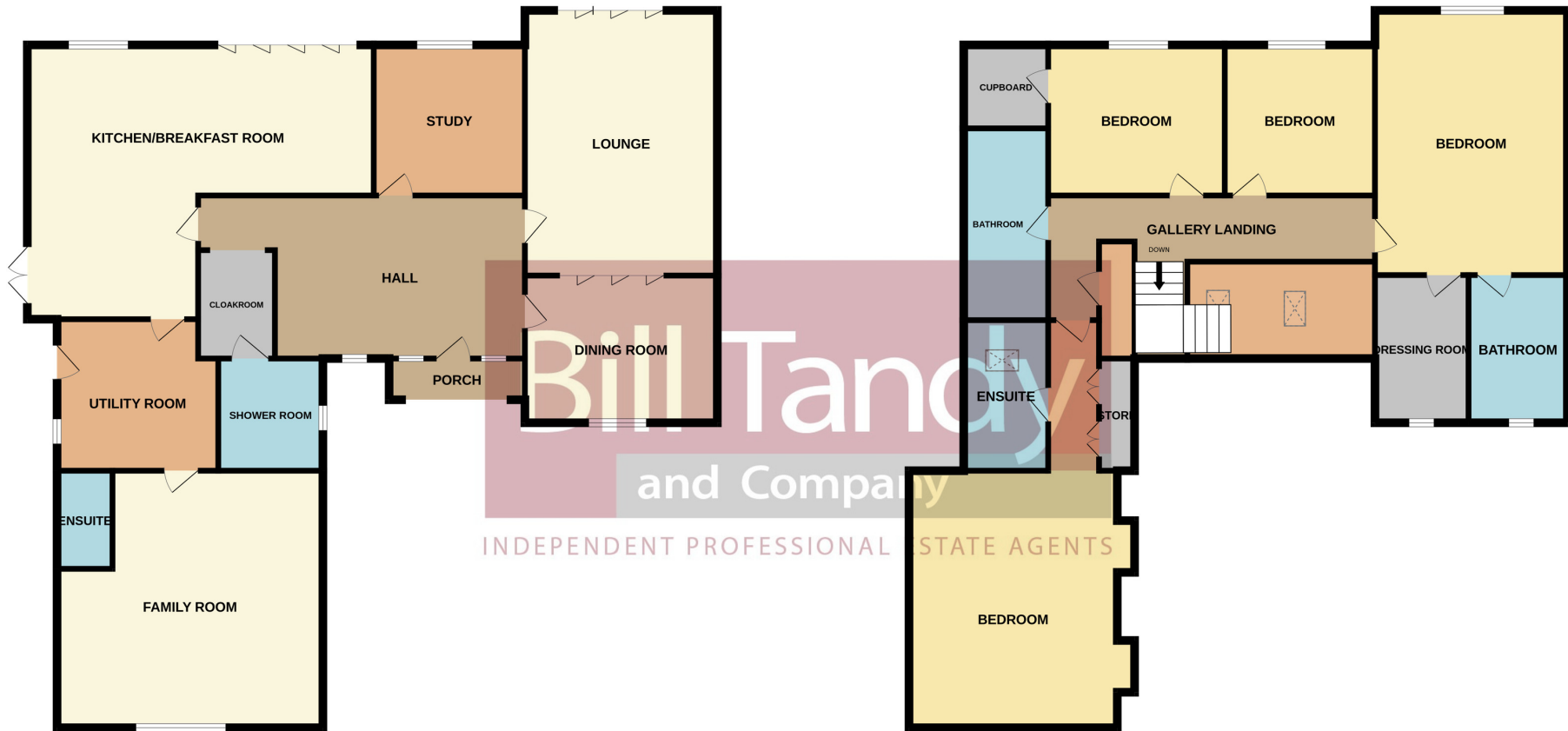
#### VIEWING

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



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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