





Welcome to this charming two-bedroom townhouse located on Blacksmiths Lane in the picturesque village of Newton Solney, Burton Upon Trent.

As you step into this modern property, you are greeted by an inviting entrance porch that leads you into a lounge diner and fitted kitchen.

Upstairs, you will find two spacious double bedrooms, offering ample space. The well-appointed bathroom provides a convenient and comfortable space for your daily routines.

Outside the home offers off-road parking for two vehicles, and an enclosed rear garden.

Located in the sought-after village of Newton Solney, this property offers a peaceful retreat from the hustle and bustle while still being within easy reach of amenities.



### Entrance Porch

With UPVC double glazed door to front, window to side elevation and Velux. Laminate floor cover and electric panel radiator.

### Lounge Diner

With UPVC double glazed window to front elevation, laminate floor covering and radiator.

### Kitchen

With UPVC double glazed window to rear elevation and door to side, radiator and tiled floor covering. The fitted kitchen has a range of eye and base level units and drawers with a one and a half bowl sink and drainer with mixer tap over, oven, hob and extractor, tiled splashbacks and plumbing and appliance space for washing machine, dishwasher and fridge freezer.

### First Floor Landing

With loft access and doors to:

### Master Bedroom

With UPVC double glazed window to front elevation and radiator.

### Double Bedroom Two

With UPVC double glazed window to rear elevation and radiator.

### Family Bathroom

With UPVC double glazed window to side elevation, fitted with a three piece white suite comprising of low level WC, pedestal hand wash basin and panelled bath with shower over and screen. Radiator and over stairs storage cupboard housing the combination boiler.

### Outside



Outside the home has off road parking for several vehicles and gated access lead to the enclosed rear garden which has a paved patio area and lawned garden with mature shrubs and borders.



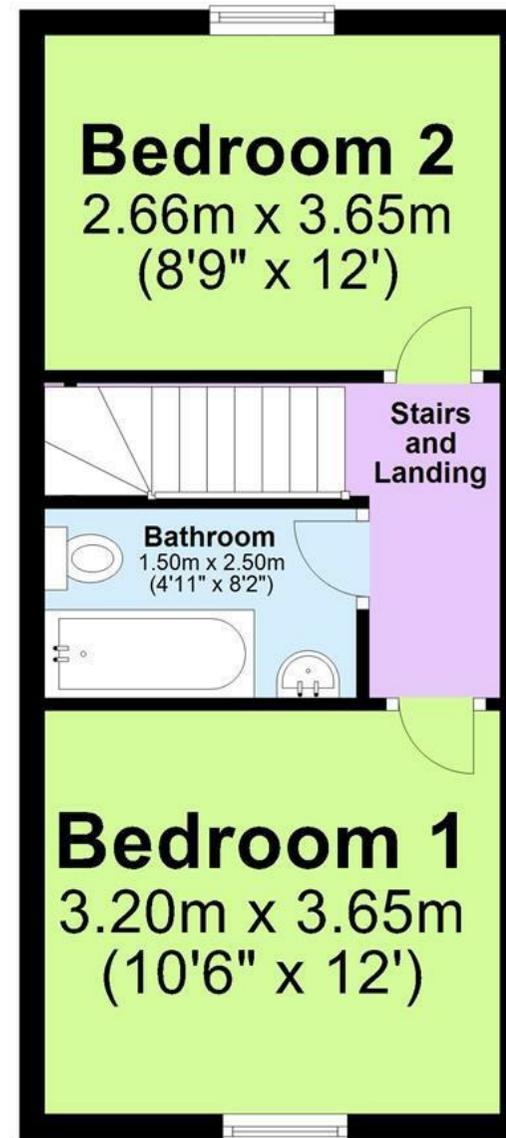




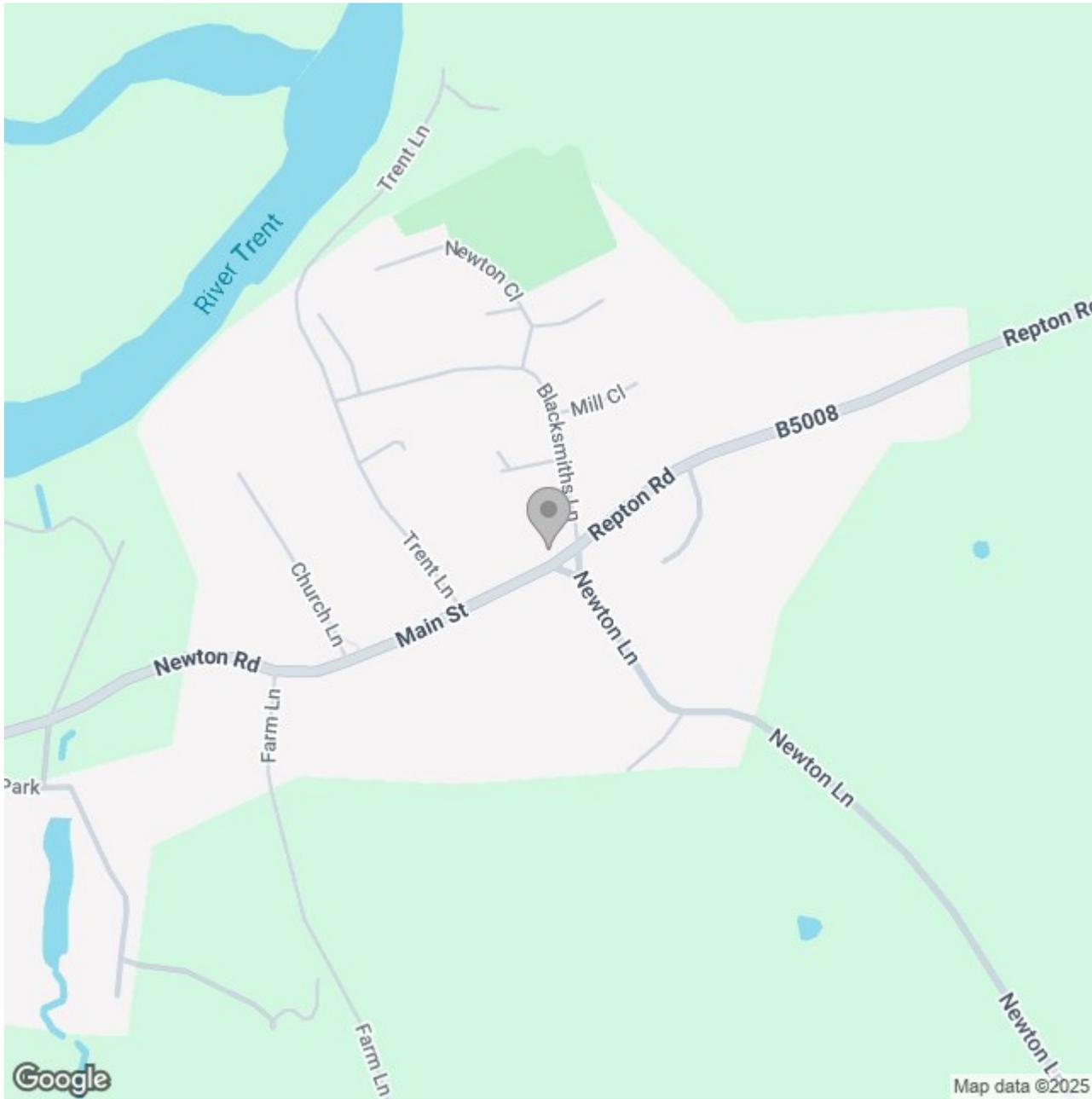
## Ground Floor



## First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(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	