



Main Street, Newton Solney, Burton-On-Trent, DE15 0SJ

**Nicholas
Humphreys**

Asking Price £270,000

A charming two-bedroom semi-detached cottage situated in the heart of the highly sought-after village of Newton Solney.

Offering character throughout, this delightful home features an open-plan lounge diner with feature stone fireplace, extended fitted kitchen overlooking the attractive cottage garden, two bedrooms, modern bathroom and a beautiful landscaped rear garden with brick outbuilding.

Ideally positioned for countryside walks whilst remaining within easy reach of Burton-on-Trent and Derby. Viewing highly recommended.



The Accommodation

A charming and characterful semi-detached cottage, beautifully positioned in the heart of the highly desirable village of Newton Solney. Offering an attractive blend of period charm and modern practicality, this delightful home enjoys an idyllic semi-rural setting with attractive cottage gardens and countryside walks on the doorstep, making it an ideal purchase for first-time buyers, professionals or those looking to downsize into one of South Derbyshire’s most sought-after villages.

Set back from the road behind a front forecourt garden, a uPVC double-glazed entrance door leads into the welcoming open-plan lounge diner. The lounge enjoys an abundance of natural light through a uPVC double-glazed window to the front elevation and features a charming stone fireplace, double radiator and useful meter cupboard. Open access leads through to the dining area, providing an excellent entertaining space with a further uPVC double-glazed window, double radiator, useful understairs storage cupboard and staircase rising to the first-floor accommodation.

To the rear of the property is the extended fitted kitchen, enjoying delightful views across the rear cottage garden. The kitchen is fitted with a ceramic sink unit with mixer tap, preparation work surfaces and a wide selection of fitted base cupboards and matching eye-level wall units. There is freestanding appliance space for a cooker with gas point, fridge freezer, washing machine and slimline dishwasher, together with a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. Finished with ceramic tiled flooring, the kitchen benefits from uPVC double-glazed windows overlooking the garden and a glazed door providing direct access onto the rear patio.

The first-floor landing offers access to the loft space together with a useful over-stairs storage cupboard. The principal bedroom spans the front elevation and provides a generous double bedroom with uPVC double-glazed window and radiator. The second bedroom enjoys attractive views over the rear garden through a uPVC double-glazed window and also benefits from a radiator. Completing the accommodation is a modern fitted bathroom, appointed with a three-piece white suite comprising low-level WC, hand wash basin and panel bath with mixer shower attachment. Complementary wall tiling, extractor fan, heated radiator and a uPVC double-glazed window complete the room.

Outside, the property continues to impress with a delightful cottage-style rear garden, accessed via a gated side entrance. Immediately to the rear is a paved patio seating area leading onto a well-maintained lawn with established flower and shrub borders. A useful purpose-built brick outbuilding provides excellent external storage, whilst a further lawned garden and hardstanding area to the rear offers additional outdoor space with room for a garden shed.

Newton Solney is one of South Derbyshire’s most desirable villages, renowned for its picturesque surroundings, welcoming community and excellent access to both Burton-on-Trent and Derby. The village offers two traditional public houses, beautiful riverside and countryside walks, and provides the perfect balance between peaceful village living and convenient commuter links. Viewing is strictly by appointment only.

Lounge

3.71m x 3.66m (12’2 x 12’0)

Dining Room

2.77m x 2.77m (9’1 x 9’1)

Kitchen

3.61m x 2.84m (11’10 x 9’4)

Bedroom One

3.76m x 3.66m (12’4 x 12’0)

Bedroom Two

2.92m x 2.01m (9’7 x 6’7)

Bathroom

2.74m x 1.96m (9’0 x 6’5)

Rear Garden & Outbuilding

Awaiting EPC Inspection
Property construction: Traditional Standard
Parking: None, On Street Only
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: South Derbyshire Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

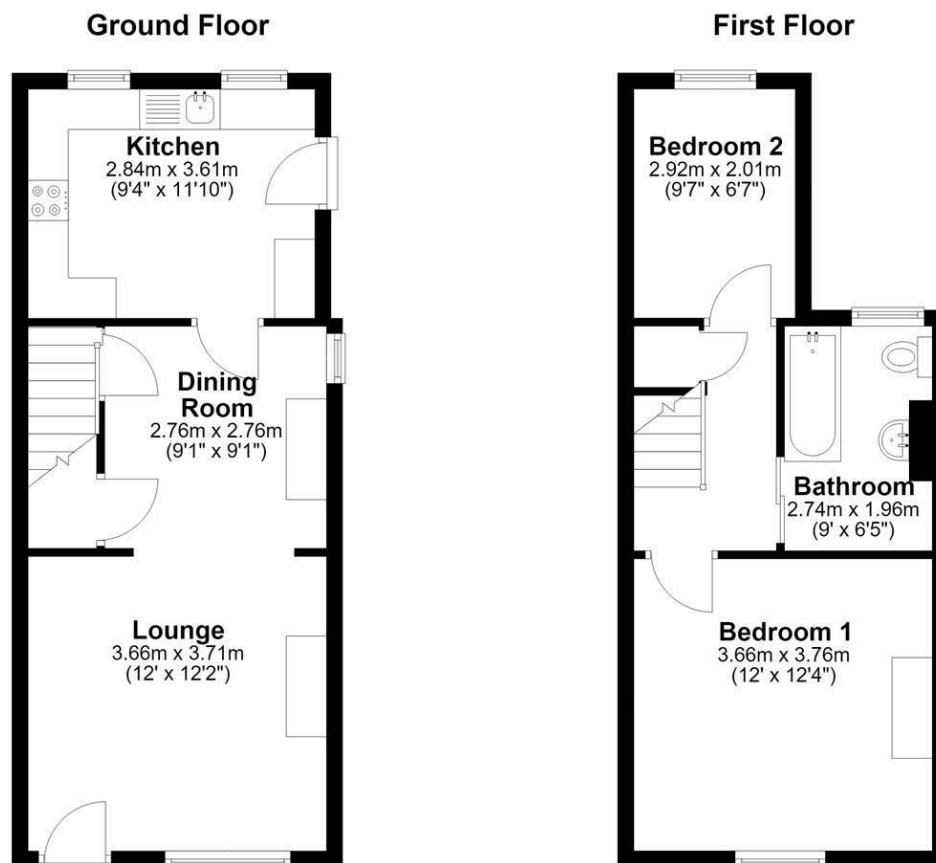
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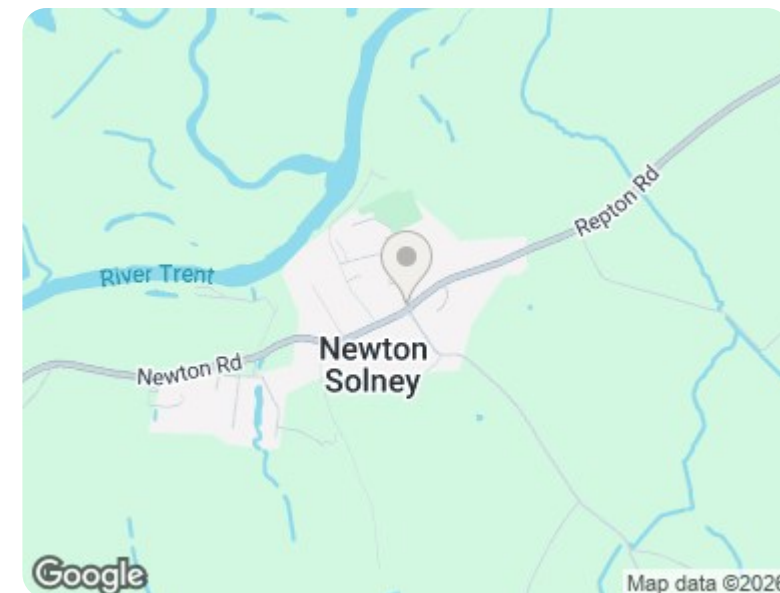








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Plan produced using PlanUp.



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

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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