



2 The End, Bretby Lane, Newton Solney, DE15 0RY



Enjoying a secluded cul de sac setting on the outskirts of Newton Solney is this well presented semi detached home, offering generously extended family accommodation, four bedrooms including a master with Juliette balcony, and a stunning garden plot overlooking panoramic countryside views. Having been substantially extended and remodelled, this deceptively spacious home offers extensive family accommodation both inside and out, with generous gardens complemented by contemporary open plan family living and well proportioned bedrooms. The interiors comprise briefly entrance hall

with ample storage, spacious lounge, stunning open plan kitchen with living and dining room, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom. The stunning principal bedroom also has a modern en suite and a Juliette balcony enjoying beautiful views to the rear. Outside, the property is set on a peaceful cul de sac and benefits from parking for a number of vehicles, and generous gardens are set to the rear enjoying a picturesque open outlook. The property is serviced by mains gas central heating and double glazed windows, and solar panels are included in the sale.

Situated on the edge of Newton Solney, the property benefits from a secluded elevated position along a cul de sac servicing a handful of similar homes and character cottages. The village centre is a few minutes' walk away and is home to amenities including two traditional pubs and a village hall, and the Newton Solney Church of England Infants feeds into Repton Primary School and John Port Secondary. More comprehensive amenities can be found in the local villages of Repton and Willington, and the market town centre of Burton offers facilities including supermarkets, shopping centres, leisure

centres and an array of pubs and restaurants. A rail station in Willington provides links to Burton, Derby and further afield, the international airports of Birmingham and East Midlands can be reached in around 50 minutes, and the village is ideally placed for access to the A38 and A50 and national motorway network beyond. For outdoor pursuits, the Peak District National Park can also be reached in around 30 minutes.





- Semi Detached Family Home
- Stunning Gardens with Panoramic Views
- Generously Extended Interiors
- Solar Panels included in Sale
- Secluded & Peaceful Cul de Sac
- Stunning Open Plan Living & Dining Kitchen
- Spacious Lounge, Utility & Cloakroom
- Master with En Suite & Juliette Balcony
- Three Further Bedrooms & Family Bathroom
- Ample Off Road Parking
- Established Rear Gardens
- Idyllic Countryside Views to Rear
- Desirable Village Location
- Well Placed for Commuter Routes & Local Amenities

The front door opens into the **Entrance Hall** 3.74 x 1.85m (approx. 12'3 x 6'0), having stairs rising to the first floor with storage beneath, a window to the front aspect and further walk in cloaks storage. Doors open into the **Inner Hall** and:

Lounge 5.3 x 4.26m (approx. 17'4 x 13'11)
A spacious reception room having window to the front aspect and double doors opening into:

Stunning Open Plan Living & Dining Kitchen 8.78 x 4.2m (approx. 28'9 x 13'9)

A most impressive family space comprising generous living and dining areas and a comprehensive fitted kitchen. The **Kitchen** comprises a range of wall and base units with complementary work surfaces over, housing an inset sink with side drainer, spaces for range cooker and an American fridge freezer, and an integrated dishwasher. There are bifold doors opening out to the gardens, an island unit provides further workspace, storage and a breakfast bar, tiled flooring with electric under floor heating extends into the **Dining & Living Room** where there is an orangery style roof lantern and double doors also opening out to the rear. An idyllic outlook over the gardens and views beyond can be appreciated from this room. A door opens into the **Inner Hall** which also tiled flooring, and doors open into both the **Entrance Hall** and:

Utility 3.94 x 2.97m (approx. 12'11 x 9'8)
The utility room is fitted with base units housing spaces for a washing machine and tumble dryer, and the utility has a door out to the side, tiled flooring and a large fitted cupboard. A door also opens into the **Cloakroom** which is fitted with pedestal wash basin and a WC



Stairs rise to the first floor **Landing** where there is access via a drop down ladder to the boarded and lit loft space. Doors open into:

Master Bedroom 3.95 x 3.4m (approx. 12'11 x 11'1)
A beautiful principal bedroom, having impressive vaulted ceilings with a skylight, electric under floor heating and double doors to the rear opening out to a Juliette balcony overlooking the gardens and panoramic views beyond. With private use of:

En Suite 3.05 x 0.88m (approx. 10'0 x 2'10)
Comprising a modern suite having pedestal wash basin, WC and double shower, with tiled flooring, tiled wall, an obscured window to the side and a chrome heated towel rail

Bedroom Two 4.42 x 3.42m (approx. 14'6 x 11'2)
A double room having window to the rear aspect enjoying pleasant garden views

Bedroom Three 4.01 x 2.71m (approx. 13'1 x 8'10)
A double room having electric under floor heating and a windows to two sides

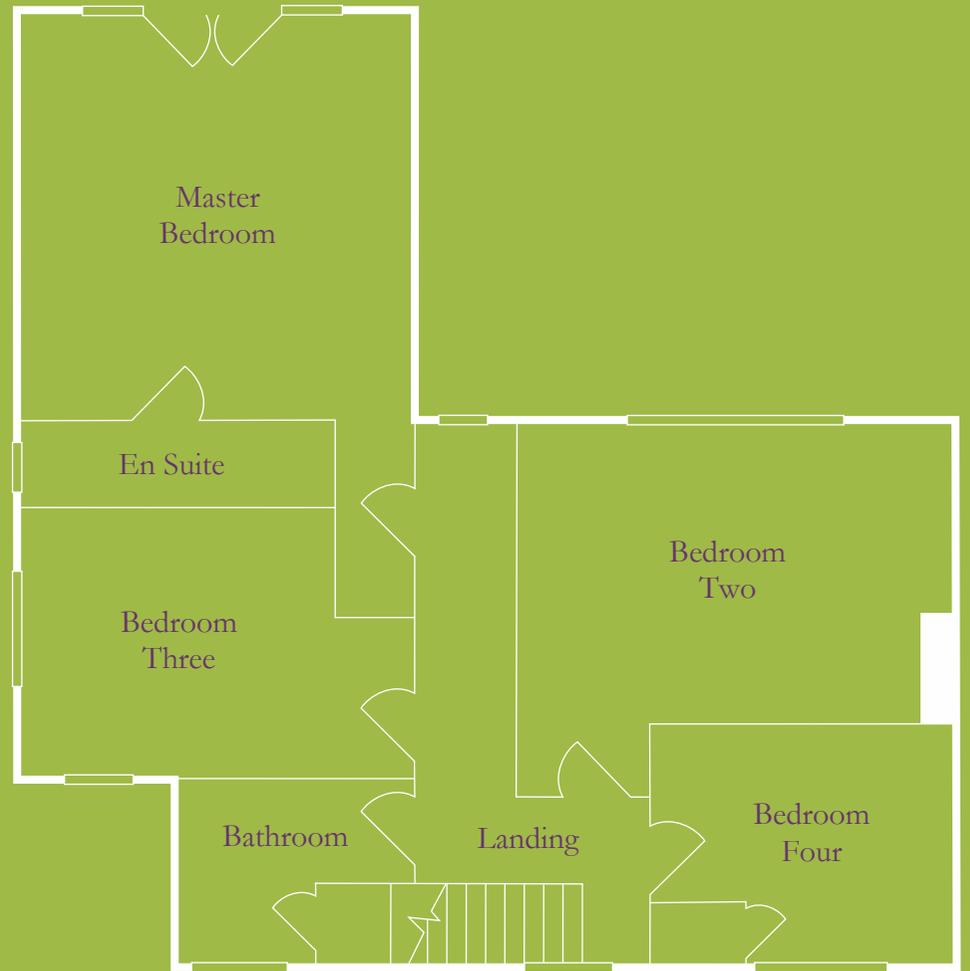
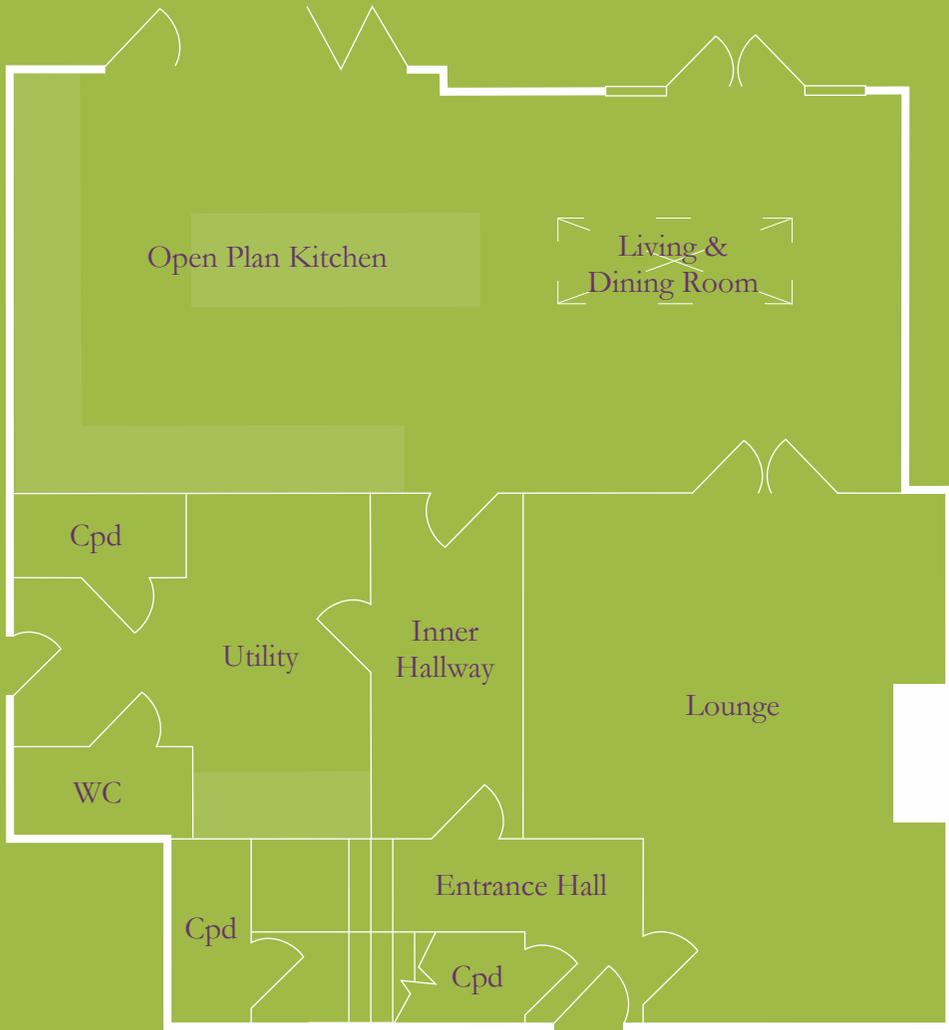
Bedroom Four 3.04 x 2.29m (approx. 9'11 x 7'6)
A good sized single room, having window to the front

Bathroom 2.48 x 2.26m (approx. 8'1 x 7'5)
A modern suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled splash backs, column radiator with heated towel rail, an obscured window to the front and a large fitted **Laundry Cupboard**











Outside

The End is accessed off Bretby Lane, being within a few minutes walk of the centre of the village. The block paved driveway provides parking for a number of vehicles, and there is gated access to the side of the property leading into the rear gardens

Stunning Gardens

Extending to a generous size, the rear garden enjoys a stunning open aspect and views over the picturesque surrounding countryside. A paved terrace leads on to extensive lawns which are safely enclosed to all sides and feature neatly stocked flower beds, and the property benefits from exterior lighting, power and a water point



Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.