SCARGILL MANN & Co

EST. 1995

4 Primavera Trent Lane

Newton Solney, Burton-On-Trent, DE15 0SF

£2,750 Per Calendar Month

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GENERAL INFORMATION

NEW TO THE MARKET! Is the opportunity to rent an impressive, five-bedroom, executive, detached residence forming part of an exclusive gated development in the highly desirable village of Newton Solney. The property forms part of an exclusive development of four properties set back behind secure gates. The property is situated just off Trent Lane and benefits from an extensive block paved driveway providing off-road parking for several vehicles and access to an integral garage. To the rear of the property is a very extensive, private, partially walled garden featuring lawn, stone and decked terrace, well-stocked borders and a high degree of privacy.

LOCATION

The village of Newton Solney is beautifully positioned amid open countryside whilst offering easy access to both Derby and Burton upon Trent. The village itself boasts a primary school, church, two popular pubs and also provides easy access to neighbouring Repton and Willington. The former known for it's public school, charming period architecture and a further selection of amenities including restaurants. In neighbouring Willington there are some beautiful canal sidewalks as well as a train station. The property is also convenient for A38 and A50.

ACCOMMODATION

ON THE GROUND FLOOR

Please note there is underfloor heating to the entire ground floor.

ENTRANCE HALL

A panelled entrance door with double glazed sidelights provides access to a spacious entrance hall with wooden flooring, entry phone intercom system, understairs cupboard, recessed ceiling spotlighting and impressive staircase to first floor.

FITTED GUEST CLOAKROOM

Tiled with a white suite comprising low flush WC, wash handbasin and double glazed window to front.

LOUNGE

Lounge double glazed bifold doors to rear terrace and garden and featuring fireplace incorporating slate hearth and cast iron log burner, TV aerial point and telephone jack point.

STUDY

With double glazed window to the front.

SITTING ROOM

With wooden flooring, UPVC windows to the rear of the property.

OPEN PLAN LIVING KITCHEN

SPACIOUS DINING AREA

with bifold doors to a patio area.

HIGH SPECIFICATION FITTED KITCHEN

Comprising an extensive range of quartz worktops with matching upstands, inset stainless steel sink unit with mixer tap, gloss finish fitted base cupboards and drawers, complementary wall mounted cupboards, wine storage, integrated Neff induction hob with stainless steel splashback and extractor hood, built-in Neff oven with microwave and warming drawer, full height fridge and freezer, integrated dishwasher, recessed ceiling spotlighting and double glazed window.

UTILITY

Comprising further quartz worktops with matching upstands, inset sink unit, fitted base cupboards, complementary wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer, recessed ceiling spotlighting, double glazed windows to side and rear, double glazed door to rear and integral door to garage.

BEDROOM FIVE

spacious double room above the garage with landing area and en-suite.

EN-SUITE

Suite comprising low flush WC, pedestal wash handbasin, double shower cubicle.

TO THE FIRST FLOOR

LANDING

Leading to remaining bedrooms

MASTER BEDROOM
With two central heating radiators, TV aerial point, double glazed windows to front and side, access to the ensuite

SUPERBLY APPOINTED EN-SUITE SHOWER ROOM
Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting.

BEDROOM TWO
Having a central heating radiator, TV aerial point and double glazed window to rear.

BEDROOM THREE
With central heating radiator, TV aerial point and double glazed window to rear. Access to the en-suite.

WELL-APPOINTED EN-SUITE SHOWER ROOM
Superbly appointed and fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting.

BEDROOM FOUR
Having a central heating radiator and double glazed window to the side.

PRINCIPLE BATHROOM
Superbly appointed and fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath and shower cubicle. Chrome towel radiator, shaver point, recessed ceiling spotlighting.

SPECIFIC REQUIREMENTS
The property is let unfurnished. No Smokers. Available Now

PROPERTY RESERVATION
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Property construction: Brick & Tile
Parking: Driveway
Electricity supply: MAINS –
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Gas central
Broadband type: Provided by EE, included in the rental.

VIEWING
Strictly by appointment through Scargill Mann & Co on 01332 206620

Road Map

Hybrid Map

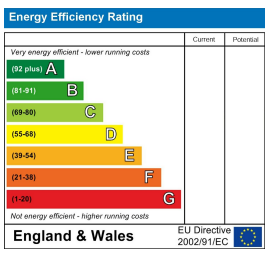
Terrain Map

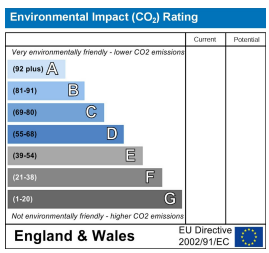
Floor Plan

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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