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3 Primavera, DE15
£835,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERIOR DETACHED HOME SET IN EXCLUSIVE GATED DEVELOPMENT – A most attractive, high specification five double bedroom detached family home with delightful private enclosed south west facing rear gardens. The spacious and versatile home offers over 3000 square of living accommodation and is set within this exclusive gated development of just four prestigious detached homes in the picturesque village of Newton Solney.

Built to a high specification in 2017 by a reputable local builder this home has been thoughtfully designed and finished to an impressive specification. The property offers a reception hallway, ground floor shower room wc, cloaks, study, beautiful lounge with log burner and bi-folding doors to the rear garden, dining room, superb contemporary dining kitchen with quartz worksurfaces and dining island with open plan access to a dining area with bi-folding doors to the rear garden. There is also a spacious utility room leading through to a most spacious family room/ground floor bedroom with contemporary en-suite shower room.

The first floor galleried landing leads to four double bedrooms and four piece bathroom. The most spacious primary bedroom suite offers a dressing room and four piece en-suite bathroom. The second bedroom is also a substantial double bedroom with en-suite shower room.

Outside, the property has a block paved driveway and to the rear is a beautiful private landscaped garden with shaped lawn, well stocked borders and extensive paved patio areas.





The Detail

This most attractive detached family home of scale and quality, occupies an enviable position within a secure, gated development of just four properties in sought-after Newton Solney. Designed and built by respected local developer David MacPherson Homes, the property delivers over 3,000 sq ft of superbly presented accommodation, crafted to an exceptional standard throughout.

Upon entering the impressive reception hallway, you're greeted by engineered oak flooring, underfloor heating and roofline skylights that fill the space with natural light. The main lounge features a cast-iron multi-fuel burner set on a slate hearth and bi-folding doors that open onto the rear patio and delightful gardens. The lounge has folding doors giving access to a dining room and there is also a separate study. The heart of the home is an outstanding open plan dining with Neff integrated appliances, quartz worktops and dining island. The kitchen area offers open plan access to a beautiful dining area with bi-folding doors to the rear garden. There is also a separate utility room that gives access to the former double garage, which has been professionally converted into generous self-contained suite, ideal for guests, relative or a private workspace. It includes a large reception/bedroom area with fitted wardrobes and a luxurious en-suite wet room.

Upstairs, the primary suite is a standout feature, a most spacious double bedroom with countryside views, its own dressing room and a well-appointed en-suite with both bath and walk-in shower. A substantial second bedroom with en-suite shower room is perfect for guests, while two further doubles are served by a stylish family four piece bathroom.

Outside, this property sits on a substantial plot with wraparound gardens, extensive flagstone terracing, and uninterrupted views across neighbouring paddocks. A block-paved driveway provides ample parking, with mature planting, a side garden, and useful





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The Location

Set in the much sought-after village of Newton Solney in South Derbyshire. The village offers a range of amenities including two public houses and is notable for its strong community spirit. Situated amidst surrounding countryside and just over a mile away from the historical village of Repton providing a wide range of sporting facilities including sailing clubs at Swarkestone, Foremark Reservoir and Staunton Harold Reservoir, and motor racing at Donington Park.

Considered to be one of Derbyshire's finest villages, Repton has some splendid houses and buildings with fine architecture and an excellent range of amenities. Repton is home to one of Britain's oldest and finest public schools, founded in 1557. In addition, other notable schools in the area are Repton Prep, Denstone College, Derby Grammar School and Derby High school.

Newton Solney is very well placed for accessing major road networks including the A38 and the A50, which links the M6 with the M1. A mainline railway station is easily accessible at East Midlands Parkway (approx. 18 miles) with a journey time of 1 hour 25 minutes to London St Pancras, and the cities of Derby, Nottingham and Leicester are all within striking distance.

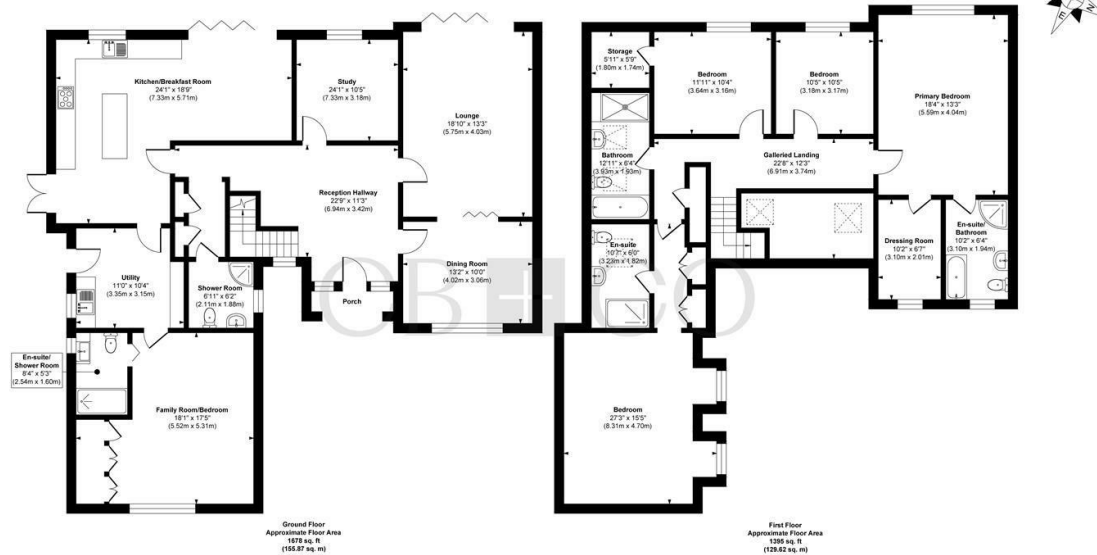


Property boundaries are approximate and provided for illustration purposes only.





Primavera, Trent Lane, Newton Solney, Derbyshire



Approx. Gross Internal Floor Area 3073 sq. ft / 285.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Superior Detached Home set within Exclusive Gated Development
- Most Spacious Family Home - Over 3000 Square Feet of Floor Area
- Reception Hallway, Lounge with Log Burner
- High Specification Dining Kitchen with Dining Island & Utility Room
- Five Double Bedrooms, Two En-Suites & Family Bathroom
- Primary Bedroom with En-Suite Shower Room & Dressing Room
- Block Paved Driveway, Delightful Landscaped Gardens
- Views Towards Fields & Close to Riverside Walks
- Close to the Historic Village of Repton - Walking Distance to Repton School

Size

Approx 3073.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

G

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Let's *Talk*

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