

# CURRAN BIRDS + CO

2, DE15  
£1,000,000



CURRAN BIRDS + CO

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



ARCHITECTURALLY STRIKING CONTEMPORARY HOME IN A PRIVATE PARKLAND SETTING – Set within the exclusive Newton Park development in the sought-after village of Newton Solney, this exceptional single-storey residence offers a rare combination of modern design and natural surroundings. Rebuilt by the current owners in 2007 to an impressive standard, the property enjoys uninterrupted views across landscaped grounds, woodland walks and a picturesque lake with fountains.

Thoughtfully designed for both everyday living and entertaining, the home provides beautifully appointed accommodation with elegant interiors, expansive glazing and seamless connections to outdoor terraces. With flexible living spaces, luxurious bedroom suites and private gardens, this is a distinctive home offering privacy, comfort and striking contemporary style.





#### The Detail

The property has been meticulously redesigned to create a modern, light-filled home that maximises both space and its remarkable outlook. An impressive entrance hall with engineered oak flooring leads through to the heart of the home – a superb open-plan kitchen and living space designed for both cooking and entertaining. The kitchen is beautifully appointed with bespoke cabinetry, granite worktops and a comprehensive range of integrated appliances including ovens, warming drawers, fridge drawers and a coffee machine. A central island with mixed fuel hobs and breakfast seating creates a sociable focal point.

The sitting room enjoys uninterrupted views across the lake through full-height glazing and features air conditioning. The bedroom wing includes a luxurious primary suite with terrace access, fitted wardrobes and an indulgent en-suite with jacuzzi bath with heated TV screen over and walk-in shower. A second en-suite bedroom and a self-contained guest suite or annex provide excellent flexibility for family or visitors.

Outside, the landscaped gardens offer multiple patio terraces, a hot tub area and tranquil views across the surrounding parkland. A double garage and private courtyard terrace complete the property.





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### The Location

Newton Park is regarded as one of the most desirable addresses within the village of Newton Solney, a peaceful and highly sought-after setting on the edge of the River Trent. The private parkland development is centred around beautifully maintained woodland walks and a picturesque lake, creating a unique environment rarely found in residential settings.

The village itself has a strong sense of community and offers an excellent village primary school two well-regarded public houses, a village hall and scenic riverside walks. Nearby Repton provides further amenities including a popular butcher, convenience store and the renowned Repton School.

For everyday convenience and commuting, Burton upon Trent and Derby are both easily accessible, while the A38 and A50 connect quickly to the wider motorway network. Rail services from nearby Willington and Derby offer links across the country, with East Midlands Airport also within comfortable reach.







## The Particulars

- Architecturally Striking Contemporary Single-Storey Residence
- Exclusive Private Parkland Setting Within Newton Park
- Extensively Rebuilt To An Exceptional Standard Of Craftsmanship
- Spacious Open-Plan Kitchen, Dining And Living Space Designed For Entertaining
- High Specification Kitchen With Granite Worktops And Premium Integrated Appliances
- Luxurious Bedroom Suites Including A Superb Primary Suite With Lake Views
- Flexible Accommodation Including Guest Suite / Self-Contained Annex
- High Quality Finishes Throughout Including Oak Joinery And Underfloor Heating
- Beautifully Landscaped Gardens With Multiple Patios, Courtyard Terrace And Hot Tub Area
- Village Location With Easy Access To Repton, Derby And Major Transport Links

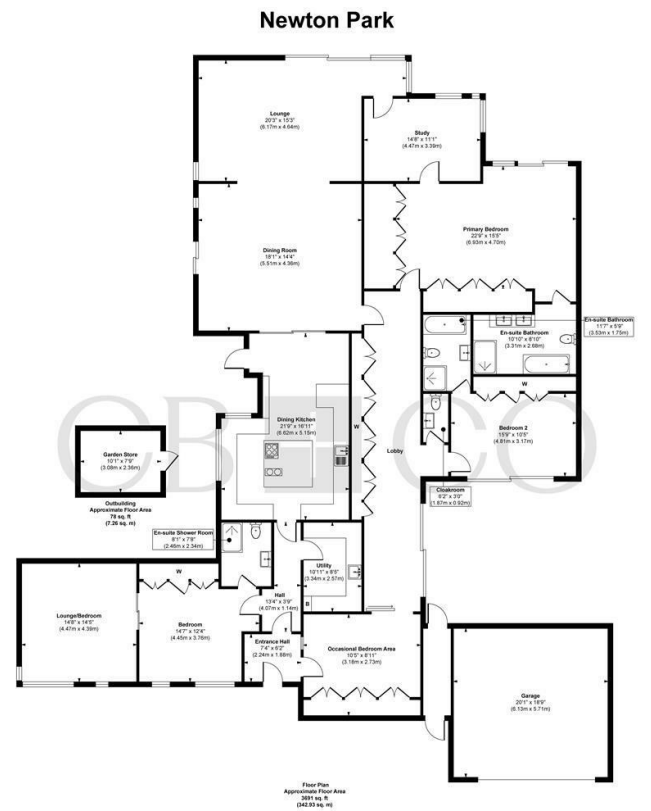
### Size

Approx 3293.78 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band



**Approx. Gross Internal Floor Area 3769 sq. ft / 350.19 sq. m (Including Outbuilding)**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

# CURRAN BIRDS + CO



*Let's Talk*

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