

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QP

John German



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£545,000

Offered with NO UPWARD CHAIN, this generously sized and well-presented five double bedroom detached home is situated on the highly sought-after Bretby Lane. With over 2,100 sq ft of flexible living accommodation, this home is ideal for families, professionals, or those seeking multi-generational living in a peaceful yet well-connected setting.

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Ground Floor

Step inside to a spacious and inviting hallway that provides a natural flow to all ground floor rooms. At the front of the property, a beautiful bay-fronted lounge captures stunning open field views, while internal double doors lead into the main living room- featuring a central fireplace and French doors that open onto the garden, creating a seamless indoor-outdoor connection. The modern kitchen/diner is well-appointed with an integrated oven, gas hob, extractor fan, dishwasher, and space for a freestanding fridge-freezer. There's plenty of room for a family dining table positioned beside another set of French doors leading to the rear garden-ideal for everyday living and entertaining. A practical utility room, located just off the kitchen, includes matching units, a sink, laundry appliance space, and side access to the garden- perfect for pet owners or families coming in from outdoor adventures. A ground floor double bedroom and adjacent wet room provide a brilliant setup for multi-generational living, guests, or a flexible home office. A separate downstairs WC adds to the functionality of this level.

First Floor

Upstairs, a wide and airy landing leads to four additional double bedrooms, all tastefully decorated in neutral tones. The master bedroom enjoys breathtaking views over surrounding fields, with double windows, a built-in storage cupboard, and a sleek en-suite shower room. The remaining bedrooms are all well-sized, with one also benefitting from its own built-in storage. Serving these bedrooms is a well-appointed family bathroom includes a separate shower cubicle, bathtub, wash basin, and WC.

Outdoor

The generous rear garden is a real standout feature- beautifully landscaped with mature raised borders, a peaceful pond, patio terrace, and an extensive lawned area perfect for families, gardeners, and those who love to entertain outdoors. To the front, the property also benefits from ample off-road parking, ideal for multiple vehicles.

Location

Located on the ever-popular Bretby Lane, the property enjoys a semi-rural feel while remaining just minutes from the town centre. Burton-upon-Trent offers a wide range of amenities, including excellent schools, supermarkets, restaurants, and leisure facilities. Easy access to the A38 and A444 for commuting to Derby, Lichfield, and Birmingham. Just over 2 miles to Burton-upon-Trent railway station, offering regular services to Birmingham and beyond. Proximity to Bretby Business Park, Queen's Hospital, and local countryside walks.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

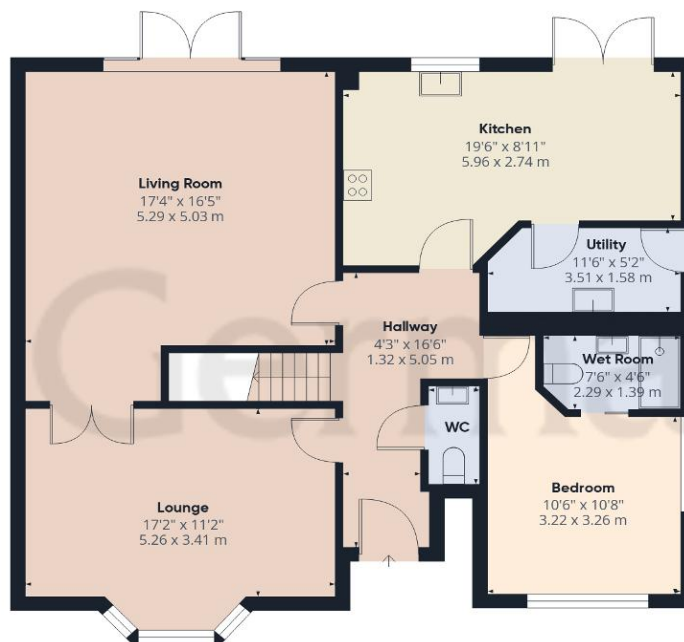
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/13062025

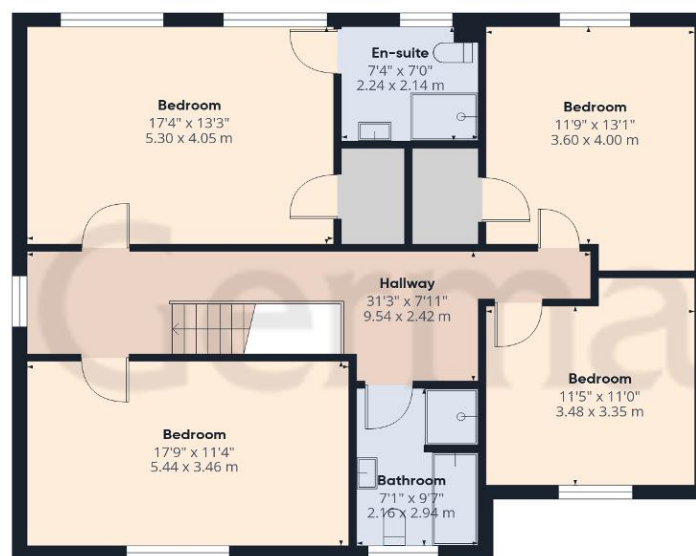
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Floor 1



Floor 2

Approximate total area⁽¹⁾

2145 ft²

199.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

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