

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QP

John German



John German



Bretby Lane

Bretby, Burton-on-Trent, DE15 0QP

£519,995

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.

John German 

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/>

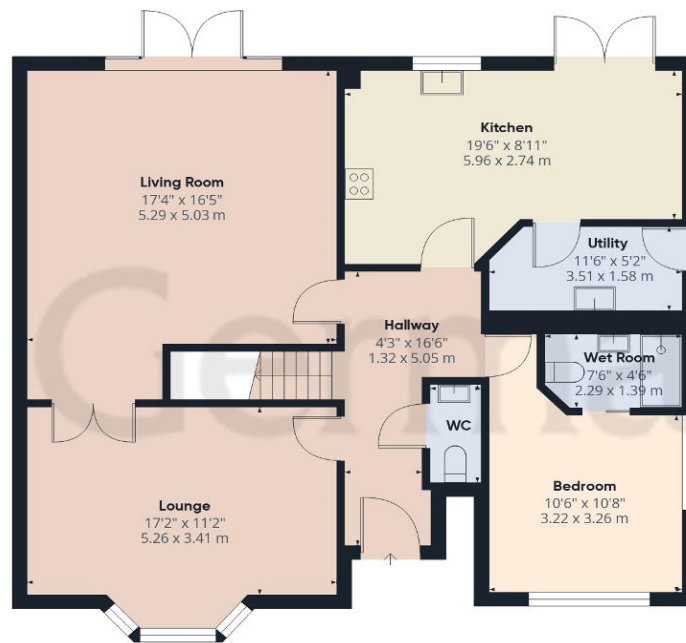
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

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

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance of any offer to proceed and before the contract is signed.





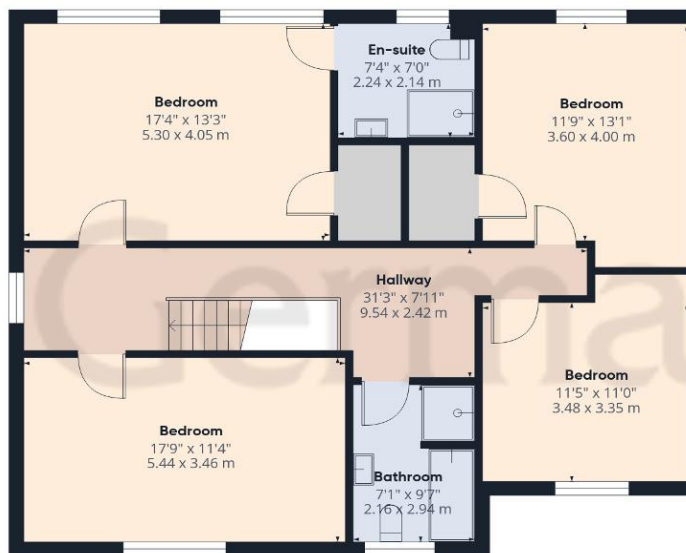


Floor 1

Approximate total area⁽¹⁾

2145 ft²

199.3 m²



Floor 2

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



