

Carnarvon Court

Bretby, Burton-on-Trent, DE15 0UA

John
German





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£290,000

Set in a stunning location by the historic Grade II* listed Bretby Hall, is this lovely modern home in idyllic surroundings with a courtyard setting, featuring two reception rooms, fitted kitchen, master bedroom with ensuite, two further bedrooms, a well appointed bathroom, parking and gardens with mature trees.

Set in a totally charming and unique location, offering a superb blend of countryside living, yet close to Ashby-de-la-Zouch and Burton on Trent. This is a beautifully presented home featuring high ceilings, enhancing the feeling of space inside, together with a courtyard setting and established open gardens with magnificent mature trees, creating fantastic surroundings.

The entrance hall is spacious with doors and stairs leading off. To the left a good size lounge with fireplace and window framing courtyard views. Double doors open into the dining room, which is a great space to entertain, having French doors to the rear. The kitchen is well appointed, with integrated appliances including oven, hob, extractor, fridge and dishwasher. A door opens out to a lovely patio, with garden views across lawns with mature trees. At the top of the garden, there is a shaded deck to retreat to. Completing the ground floor is the guest WC.

To the first floor, the spacious landing gives access to the three bedrooms and the bathroom. The good size master bedroom is fitted with wardrobes and an ensuite. The second bedroom is also a double with fitted wardrobes, and bedroom three is a generous single, which could also be an ideal home office. The family bathroom comprises bath, wash basin and WC. There is a good size loft with ladder, which is partly boarded and shelved for extra storage.

Outside, to the front is a courtyard style garden and the property also has the benefit of two parking spaces. The house is situated off a private road in Bretby Conservation area and there is an estate management fee currently of £757.84 per annum.

What3words: [///whites.filed.paper](https://www.whites.filed.paper)

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via a 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: Two parking spaces

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25082025

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.

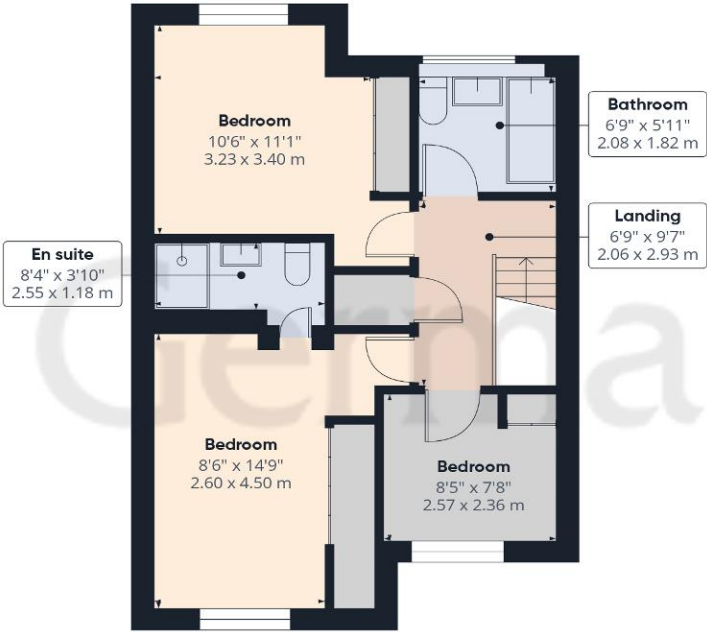
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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 when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

983 ft²

91.3 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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