



93D Bretby Lane  
Bretby  
Burton-On-Trent  
DE15 0QP

Guide Price £800,000

- Superb Georgian Style Residence built in 2000
- Fabulous open views over rolling countryside to the rear
- Sat in approx. 0.5 an acre
- Large double garage block with office, cloakroom and hallway
- Three reception rooms
- Well-fitted breakfast kitchen
- Impressive master suite
- Three further double bedrooms
- Bathroom and Jack and Jill shower room
- Photovoltaic panels and gas central heating system

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

### THE PROPERTY

This superb Georgian-style residence was built in 2000 and sits on the popular Bretby Lane on the outskirts of Burton upon Trent. The current owners brought the property as a shell, and they have lovingly created a much-loved family home that offers lots of space for entertaining yet a cosy place for cooler days and evenings. This property offers everything for the modern family, with a fabulous plot that extends to approximately 0.5 of an acre.

The property offers lovely high ceilings and sash-style windows that are in keeping with an original Georgian home. The accommodation starts with a Georgian-style pediment entrance into a spacious hallway with Amtico flooring, stairs leading to the first floor, and double doors leading into the sitting room.

The sitting room to the rear takes full advantage of the stunning views, with French doors opening onto the terrace. Double doors open into the dining room, situated at the front of the property, which creates a great entertaining space.

Across the hallway is a snug/music room/family room, a guest cloakroom, and a superb and well-fitted Breakfast Kitchen.







The kitchen features lovely views out to the rear. It is extensively fitted with a range of base cupboards, drawers, matching wall cabinets and an island unit with a breakfast bar. Quartz worktops incorporate a gas hob and basin. The kitchen also offers a range of built-in appliances. Off the kitchen is a functional utility room with a Belfast sink set within oak worktops, a range of cupboards, and provision for a washing machine, tumble dryer, and further appliance space.

From the hallway, steps lead down to the cellar, which has been fully tanked and is currently used as a gym but would also make a fantastic cinema room.

The stairs open up at the first floor into an impressive landing. The principal suite is great. The bedroom has stunning views out to the rear. There is a luxury en suite shower room, and to the front of the property is a dressing area fitted with an excellent range of built-in wardrobes. Bedroom Two has the advantage of looking out to the rear and has a Jack and Jill Shower room,

shared with Bedroom Three. Bedroom four also has the advantage of stunning rear views. Completing the accommodation on the first floor is the luxury family bathroom with its double-ended bath.

#### Outside

To the front, a gravelled drive approach allows for vehicle parking and leads to the Garage Block with a double garage with remote door power and light. To the side is a superb home office area. Ideal for those who work from home. The area comprises a hallway with a sink unit and base cupboards, a guest cloakroom and an office space.

The rear garden is just a stunning feature of the property. In good weather, fabulous far-reaching views allow you to see as far as the peak district. The garden has a great terrace for entertaining, with steps leading down onto the lawn with mature herbaceous planting and opening into a paddock of approximately one-third of an acre. It is a fabulous place to while away the summer months.

#### Location

Bretby Lane is situated on the outskirts of Burton upon Trent. It is a favoured mature residential area in a quiet spot close to open countryside. Close by is the popular Bretby Garden Centre with cafe, and Burton Golf Club. The villages of Bretby and Repton are just a short drive away, and the town centre of Burton upon Trent offers everyday shopping and leisure facilities. There is good onward travel via the A38 and A50; a train station in Burton upon Trent and East Midlands Airport is within an easy drive.

#### ACCOMMODATION

##### HALLWAY

3.65m x 6.83m (11'11" x 22'4")

##### SITTING ROOM

5.53m max 3.49m min x 6.33m max 4.07m min (18'1" max 11'5" min x 20'9" max 13'4" min )

##### DINING ROOM

3.54m x 4.07m (11'7" x 13'4" )



**SNUG/STUDY/MUSIC ROOM**  
3.50m x 2.51m (11'5" x 8'2" )

**GUEST CLOAKROOM**  
1.47m x 3.24m (4'9" x 10'7")

**BREAKFAST KITCHEN**  
4.07m x 4.59m (13'4" x 15'0" )

**UTILITY ROOM**  
3.69m x 1.95m (12'1" x 6'4" )

**CELLAR**  
2.82m x incorporating stairwell x 6.08m (9'3" x incorporating stairwell x 19'11" )

**FIRST FLOOR**

**LANDING**  
3.59m x 4.11m (11'9" x 13'5")

**PRINCIPAL BEDROOM SUITE**

**BEDROOM**  
3.53m x 5.41m (11'6" x 17'8" )

**EN SUITE**  
2.54m x 2.03m (8'3" x 6'7")

**DRESSING ROOM EXCLUDING WARDROBES**  
2.33m x 2.39m to wardrobe doors (7'7" x 7'10" to wardrobe doors)

**BEDROOM TWO**  
4.70m x 3.50m (15'5" x 11'5" )

**JACK AND JILL BATHROOM**  
2.41m x 1.89m (7'10" x 6'2")

**BEDROOM THREE**  
3.50m x 3.65m (11'5" x 11'11")

**BEDROOM FOUR**  
2.96m x 4.19m (9'8" x 13'8")

**BATHROOM**  
2.81m x 2.57m (9'2" x 8'5")

**GARAGE BLOCK**

**DOUBLE GARAGE**  
5.10m x 5.61m (16'8" x 18'4")

**HALLWAY**  
1.29m x 2.58m (4'2" x 8'5")

**OFFICE**  
2.90m x 2.57m (9'6" x 8'5")

**W.C.**  
1.03m x 2.59m (3'4" x 8'5")

**CONDITION OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**CONSTRUCTION**

Standard Brick Construction

**COUNCIL TAX BAND**

South Derbyshire District Council - Band G

**CURRENT UTILITY SUPPLIERS**

Gas - Eon

Electric - Eon

Oil

Water - Mains - South Staffs Water





Sewage - Mains - South Staffs Water  
Broadband supplier - Sky

#### FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT

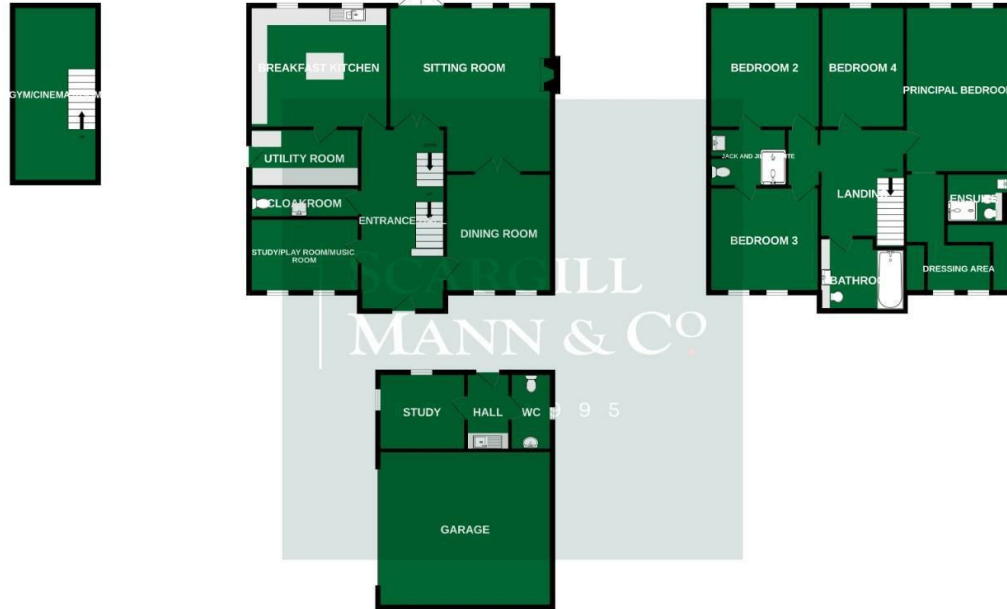
#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix. ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	83

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk