



Bretby Lane, Bretby, Burton-On-Trent, DE15 0QN

Asking Price £395,000

Nicholas
Humphreys

Bretby Lane, Bretby, Burton-On-Trent

A traditional detached family home, located along the desired "Bretby Lane" backing onto open countryside, on an established plot. The internal accommodation in brief comprises; reception hallway, guest cloaks/WC, separate dining room with bay window, extended lounge with delightful views across the rear garden and fields beyond and a fitted breakfast kitchen with patio doors onto an elevated patio area.

To the first floor there are two generous double bedrooms and an above average single bedroom and a family fitted bathroom. To the outside there are well established gardens to both front and rear aspects and driveway leading to the single garage. The home is uPVC double glazed and gas centrally heated. This tastefully presented detached home is well positioned for ease of access to comprehensive facilities including the popular Burton Golf Club, fast access to Burton town centre and good links to the A30 & A50 road networks. View By Appointment.



The Accommodation

Reception Hallway

uPVC double glazed entrance door provides access to the Reception Hall with balustraded staircase leading to the first floor, access doors lead to the Breakfast Kitchen, Guest Cloakroom, lounge and separate dining room.

Guest Cloakroom

Having two piece white suite comprising; wash hand basin and low-level WC. part tiling to walls, radiator, opaque window to the side aspect.

Formal Dining Room

3.71m x 3.68m (12'2 x 12'1)

Positioned on the front of the property, having the feature double glazed bay window, feature fireplace with free standing electric stove style fire set within the chimney breast, radiator wall light points.

Extended Lounge

5.41m x 3.68m max (17'9 x 12'1 max)

A generous sized reception room overlooking the rear aspect with views beyond, the focal point of which is the stone fireplace with raised hearth and fitted living flame gas fire, wall light points and radiator.

Breakfast Kitchen

4.34m max x 3.23m max (14'3 max x 10'7 max)

Located on the rear aspect, the kitchen offers an extensive range of wall and floor mounted cream coloured panelled units, tall larder cupboard, fridge/freezer space, and space for a range cooker and plumbing for an automatic washer. A selection of worksurfaces with inset porcelain sink with mixer tap and double glazed window to the side aspect. In the Breakfast area there is ample space for a breakfast table, enjoying the views out of the double glazed patio doors leading to the rear elevated patio area with delightful views.

First Floor Landing

First floor landing with access to loft with ladder and light, window to the side elevation and internal doors to;

Master Bedroom

3.86m x 3.71m (12'8 x 12'2)

A rear aspect bedroom with a delightful view over the rear garden, and radiator.

Bedroom Two

3.71m x 3.68m (12'2 x 12'1)

Having the benefit of the walk-in bay window with storage box below the window seat, overlooking the established front garden, with radiator.

Bedroom Three

2.77m x 2.57m (9'1 x 8'5)

With an attractive rear aspect view and radiator.

Family Bathroom

1.98m x 1.80m (6'6 x 5'11)

Fitted with three piece white suite with chrome fittings to the bath including mixer tap/shower attachment and pedestal wash hand basin, low-level WC. Opaque double glazed window to the front aspect and heated towel rail.

Single Garage

With a front up and over doors with rear access door to the garden, wall mounted gas fired combination boiler supplying the hot water and heating system.

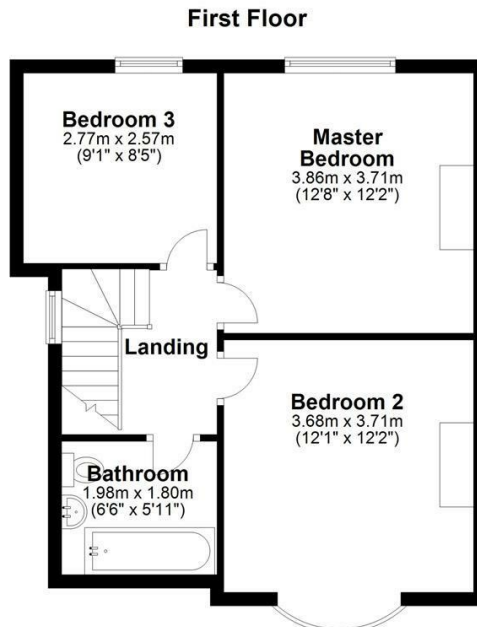
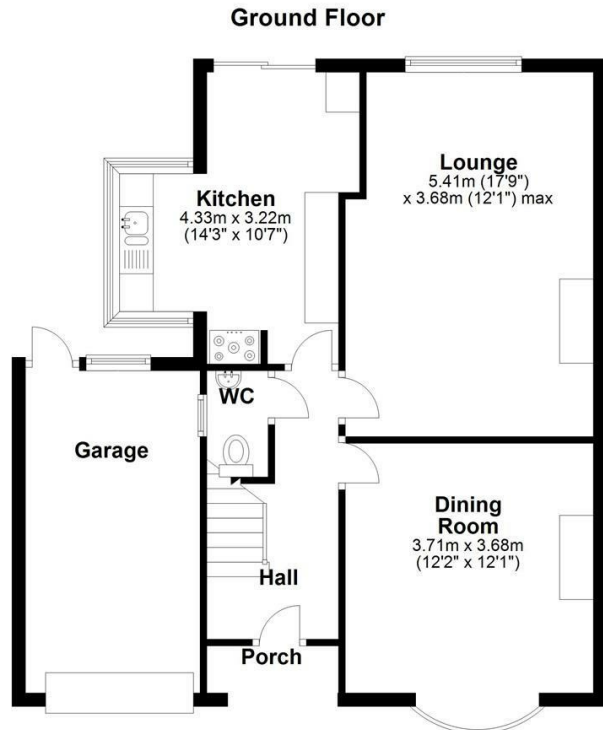
Outside

The rear garden comprises of a balcony style patio which surrounds the rear of the property, taking in a delightful rear countryside view. Steps lead down to the rear garden which again is a generous size having a wealth of well established shrubs & flowers. There is a lawn area leading to the vegetable area at the bottom of the garden. There are mature hedge boundaries and a further building used for storage located beneath the raised patio. .

Draft details awaiting vendor approval and subject to change.







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Plan produced using PlanUp.



Council Tax Band E
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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