



Carnarvon Court, Bretby, Burton On Trent, DE15 0UA

Nicholas  
**Humphreys**

£280,000

Situated within the prestigious grounds of Bretby Hall, this modern mews-style property blends traditional architecture with well-appointed contemporary living. Entered via a wooden double-glazed door, the home opens to a welcoming hallway with storage and guest cloakroom. The stylish front-facing kitchen features white gloss units, granite worktops, integrated appliances including a Bosch microwave and double oven, and leads into a spacious open-plan living and dining area at the rear, enjoying views over Bretby Hall Parkland.

The first floor offers two double bedrooms, both with fitted wardrobes, including a master with en-suite shower room. A study area on the landing and a family bathroom with Jacuzzi-style bath complete the floor. The top level presents a versatile converted loft space, currently used as a sitting room/ games room, with eaves storage. Outside, the home has allocated parking for two cars, a private court yard seating area, and a rear garden backing onto open parkland. The property features double glazing throughout, gas central heating, and is available for viewing by appointment.



**The Accommodation**

Set within the exclusive grounds of Bretby Hall, this modern mews-style property offers beautifully appointed accommodation designed in a traditional architectural style. The home is entered via a wooden double-glazed front door into a welcoming reception hallway, complete with a staircase rising to the upper floors, a useful understairs storage cupboard with fitted shelving, and a double radiator. Internal doors lead to the principal reception room and a guest cloakroom, which features a white cloakroom suite comprising; a low-level WC, hand wash basin with mixer tap and storage cupboard below, a single radiator, and extractor fan.

Positioned at the front of the home is a contemporary fitted kitchen boasting a generous selection of white gloss-fronted base cupboards and drawers, all topped with sleek granite work surfaces. The layout includes an upright larder unit, pull-out pantry, integrated double stainless steel sink with mixer tap, and a full range of integrated appliances including a dishwasher, Bosch microwave, NEFF double oven with five-ring stainless steel gas hob and extractor hood above, freestanding fridge-freezer space, a concealed washer dryer, wall-mounted gas-fired central heating boiler. A door from the kitchen leads through to the spacious open-plan living lounge diner at the rear of the home. This light-filled reception area benefits from oak-effect laminate flooring, two double radiators, and both a double glazed window and French doors crafted in timber rather than UPVC, opening out to the rear garden with beautiful views over the surrounding Bretby Hall Parkland.

On the first floor, the landing includes an airing cupboard housing the hot water cylinder and a study nook to the front aspect, ideal for home working, with a radiator, double-glazed window, and ample space for a desk and chair. Doors lead to two double bedrooms, the first being the master suite to the front of the property, which enjoys a double-glazed window, built-in double wardrobes, a radiator, and an en-suite shower room. The en-suite comprises a WC, wash basin with integrated storage and wall unit, and a generous walk-in shower enclosure with thermostatic controls and complementary wall tiling. The second double bedroom is set to the rear, offering serene views of open parkland framed by mature trees, and also features built-in double wardrobes, radiator, and double-glazed window. The family bathroom completes this level, appointed with a three-piece suite including WC, hand wash basin with built-in drawers and cupboards below, and a corner Jacuzzi-style bath with mixer tap and thermostatic shower over, finished with a folding glass screen, tiled flooring, heated chrome towel rail, and rear-facing double-glazed window.

A staircase rises again to the second floor where the original roof space has been converted, under planning consent, into a versatile games room or additional reception area. This space includes inset ceiling spotlights, a double radiator, and access to under-eaves storage.

Externally, the property enjoys a private and peaceful setting within a shared courtyard, with allocated parking for two cars and share guest visitor parking and a gated entrance into the property’s private yard, a perfect spot for seating or outdoor dining. To the rear, the home offers a small, low-maintenance garden space overlooking the tranquil green expanse of Bretby Park. The property features wooden double glazing throughout, is served by gas central heating, and is available for viewing by appointment only.

**Reception Hallway**

3.66m x 2.03m (12'0 x 6'8)

**Guest Cloakroom**

**Fitted Kitchen**

3.73m x 2.36m (12'3 x 7'9)

**Open Living Lounge Diner**

5.94m max x 5.41m max (19'6 max x 17'9 max)

**First Floor**

**Bedroom One**

3.30m max x 3.48m max (10'10 max x 11'5 max)

**Bedroom Two**

3.71m x 3.33m (12'2 x 10'11)

**Bathroom**

2.57m x 2.13m (8'5 x 7'0)

**Study**

2.39m x 2.36m (7'10 x 7'9)

**Second Floor**

**Games Room / Sitting Room**

4.88m into limited headroom x 4.29m max (16'0 into limited headroom x 14'1 max)

**Court Yard Garden**

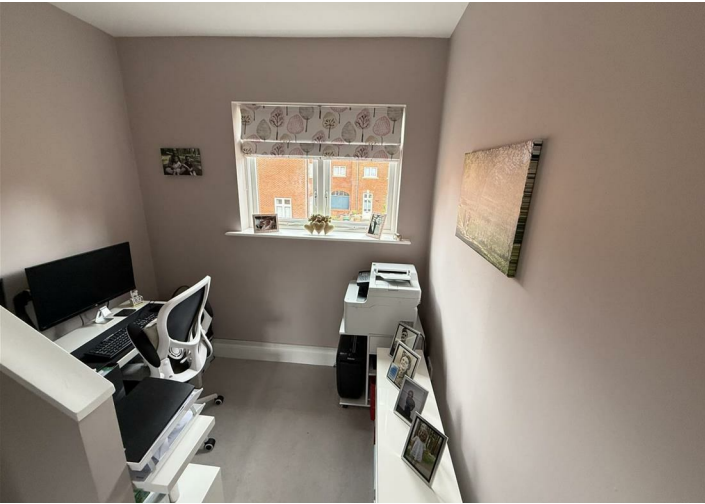
Awaiting EPC Inspection.  
Fees Paid Per Annum. Bretby Hall Grounds and Carnarvon Court have an annual combined charge of approximately £820 per year (reviewed annually) for the up keep of the parkland and shared areas. Residents have access to the parkland. Carnarvon Court - £359.84 per annum, Bretby Park - £459.80 per annum  
Property construction: Standard  
Parking: Drive (Allocated Spaces in shared Area)  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Council Tax Band: D  
Local Authority: South Derbyshire Council  
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>  
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
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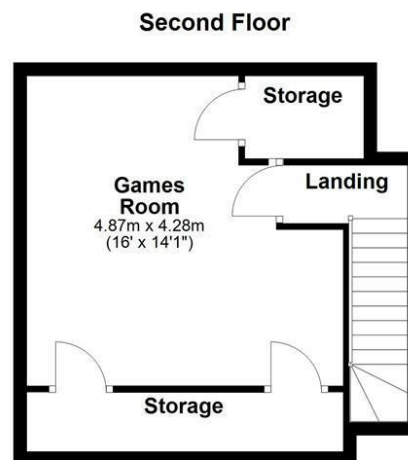
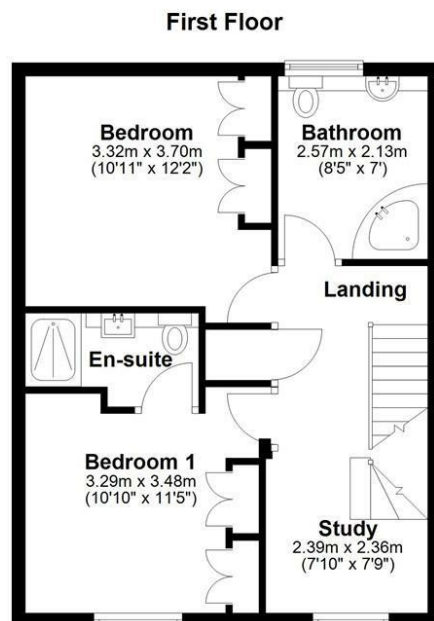
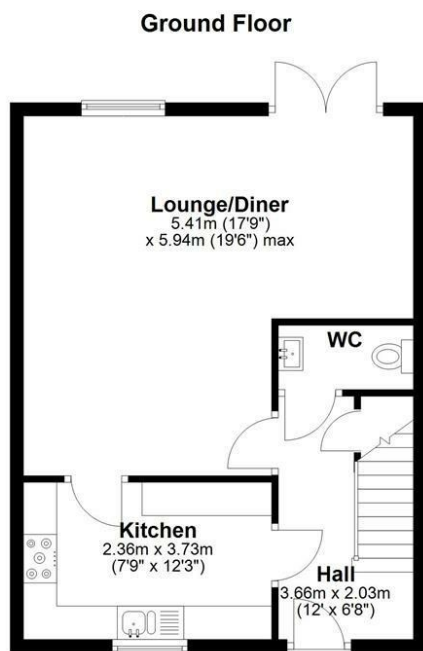
Draft details awaiting vendor approval and subject to change

Disclaimer: Please note that the seller of this property is a connected person as defined by the Estate Agents Act 1979. The seller is a member of staff at the agency marketing the property.

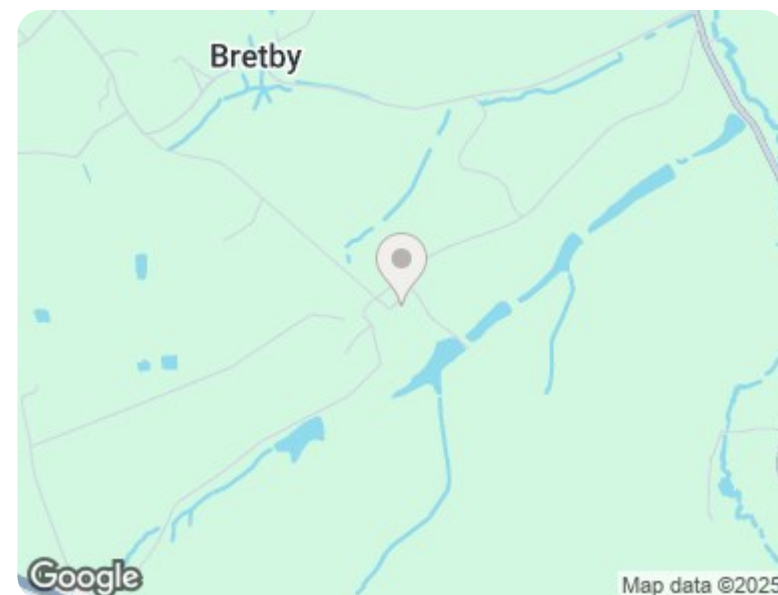








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Plan produced using PlanUp.



## 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>                            | 72                         | 82                                                                                |
| (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<br>2002/91/EC |  |

**Council Tax Band D**

**Freehold**

**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.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

**01283 528020**

**NICHOLASHUMPHREYS.COM**

**183 High Street, Burton upon Trent, Staffordshire, DE14 1HN**