



Bretby Lane, Bretby, Burton-on-Trent



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£750,000



Key Features

- Stunning Period Home
- Highly Regarded Location
- Delightful Established Gardens
- Fantastic Kitchen & Bathrooms
- High Level Internal Specification
- Four Generous Bedrooms (Two with Ensuite)
- EPC rating E
- Freehold





Newton Fallowell are pleased and privileged to be able to offer for sale Hillclare House which is a most imposing home situated in one of the most desirable addresses in the district. The home itself has been equipped to a superb standard and is enhanced significantly by the breathtaking far reaching views over the Staffordshire and Derbyshire countryside. An internal viewing will reveal accommodation presented to an extremely high level of specification which in brief comprises: - impressive reception hall, stunning lounge, delightful snug, state of the art kitchen with separate breakfast area, study, rear lobby, utility room, guest cloak room, elegant dining room leading through to recently constructed conservatory. On the first floor a light and airy landing leads to three bedrooms, the master bedroom having a sumptuously appointed en-suite, there is also an en-suite shower facility to bedroom two together with a family bathroom, on the second floor is a separate bedroom suite providing excellent floor area together with access to a separate gym/cinema room. Outside the property is set back from the road via a pillared entrance, a sweeping block paved driveway provides extensive parking and leads to a detached double garage with electric remote controlled up and over doors. The meticulously landscaped rear garden is mainly set to lawn but is enhanced by planted borders, flower beds and shrubberies together with a large patio area. The current owner has modernised the home to a fabulous level of presentation and viewings are recommended in order to fully appreciate.

Accommodation In Detail

Stone Arched Canopied Entrance Porch

having hardwood arched entrance door leading to

Reception Hall 3.05m x 4.55m (10ft x 14.9ft)

having twin stone mullioned Upvc leaded double glazed windows to either side of entrance door, easy tread staircase rising to first floor, oak stripped flooring, one central heating radiator set behind fleur de lys patterned radiator cover, ornate plaster moulded coving to ceiling, thermostatic control for central heating and useful understairs storage cupboard.

Drawing Room 5.94m x 3.94m extending to 4.75m

having feature period fireplace with black granite hearth and inset together with fitted Living Flame gas fire, sealed unit double glazed windows to both front and rear elevations together with further Upvc double glazed units inset within the inglenook area, two double central heating radiators, fitted wall light points, picture rail with ornate frieze above, centre ceiling rose and dimmer switch for lighting.

Formal Dining Room 4.57m x 3.66m extending to 4.22m

having dental mould plaster coving to ceiling with picture rail below, feature Adams style fireplace with cream marble hearth and inset together with fitted Living Flame gas fire, one double central heating radiator set behind fleur de ley patterned radiator cover, walk-in cant bay window with leaded glazed lights and French doors leading through to

Fabulous Conservatory 5.61m x 5.33m (18.4ft x 17.5ft)

having two contemporary vertical central heating radiators with low density spotlights over, further horizontal contemporary radiator, tinted glazed gable roof, Porcelain tiled floor and stunning open views over the garden and the local district beyond.

Snug 3.66m x 3.05m (12ft x 10ft)

having Upvc leaded double glazed window to front elevation, one double central heating radiator, ornate dental moulded coving to ceiling, fitted picture rail, feature polished cream marble fireplace with matching inset and hearth with fitted Living Flame gas fire, fitted wall light points and fluted entrance leading through to

Kitchen 3.58m x 3.61m (11.7ft x 11.8ft)

having a fabulous range of Sheraton Buttermilk Classic base and eye level units comprising of glazed display units together with extensive drawer and base units, textured porcelain tiling to floor, high gloss black granite working surfaces together with upstand, gas fed Rayburn (which as we understand has the ability, if adapted, to also run central heating and domestic hot water however the central heating is currently run from the main central heating boiler), fitted induction hob with cream Smeg oven under and extractor over, concealed under and over unit lighting, fitted ceramic Belfast sink, integrated fridge, freezer and dishwasher, leaded double glazed window overlooking rear garden and beyond and opening through to

Breakfast Area 2.13m x 1.83m (7ft x 6ft)

having textured porcelain tiling to floor, leaded double glazed window to front elevation, one central heating radiator and plaster moulded coving to ceiling.

Office 2.13m x 3.76m (7ft x 12.3ft)

having leaded double glazed window to front elevation, one central heating radiator, stepped moulded timber coving to ceiling and fitted plate rail.





Rear Lobby

having ceramic tiling to floor and half obscure hardwood double glazed over-sized door to rear.

Utility Room 1.75m x 3.66m (5.7ft x 12ft)

having an extensive range of high gloss cream base and eye level units with complementary rolled edged working surfaces, granite sink and draining unit, plumbing for automatic washing machine, two leaded Upvc double glazed windows to rear elevation, fitted Keston condensing boiler and ceramic tiling to floor and wall.

Guest Cloak Room

having low level push button wc, contemporary wall mounted wash hand basin, leaded glazed window to side elevation, ceramic tiling to both walls and floor.

On The First Floor

Light & Airy Landing 4.57m x 3.05m (15ft x 10ft)

having feature Upvc double glazed window to front elevation and further Upvc leaded stain glazed window to front elevation, fitted picture rail, ornate plaster moulded coving to ceiling and one double central heating radiator with fleur de lys patterned cover

Master Bedroom 3.91m x 3.73m (12.8ft x 12.2ft)

having ornate leaf patterned plaster moulded coving to ceiling, fitted picture rail, Upvc leaded double glazed window to front elevation, one double central heating radiator, bank of four double wardrobes and further range of double wardrobe doors leading through to

Hidden En-Suite 4.42m x 1.57m (14.5ft x 5.2ft)

having fabulous deep over-sized tub bath, low level contemporary wc with concealed push button cistern, bidet, vanity wash hand basin with array of cupboards, heated ceramic tiled floor, one double central heating radiator, fitted shaver point and leaded Upvc double glazed window providing stunning views over the garden and fields beyond.

Bedroom Two 3.56m x 3.63m (11.7ft x 11.9ft)

having Upvc double glazed window with fabulous views beyond, built-in double wardrobe with cupboard over, fitted ornate coving to ceiling, fitted picture rail and one double central heating radiator.



En-Suite Shower

having low level wc with concealed push button cistern, wall mounted wash hand basin, shower cubicle with power shower, fitted shaver point and spotlights to ceiling.

Bedroom Three 3.66m x 3.96m (12ft x 13ft)

having feature blue tiled deco style fireplace with gas point, fitted ornate plaster moulded coving to ceiling, Upvc leded double glazed window to side elevation and further Upvc double glazed window overlooking rear garden and fields beyond.

Sumptuously Appointed Bathroom

having high flush wc, pedestal wash hand basin, claw footed Victoria & Albert bath, shower cubicle, shower cubicle with sliding door, fitted wall light points, heated ceramic tiling to floor, one double central heating radiator and airing cupboard incorporating lagged hot water cylinder and slatted shelving.

On The Second Floor

Landing

having one central heating radiator with fleur de lys patterned cover and doorway leading to

Attic Room 7.04m x 3.71m (23.1ft x 12.2ft)

having Upvc double glazed window providing stunning open views, exposed beamed roof trusses, low density spotlights to ceiling, one central heating radiator and doorway leading through to

Attic Room 3.71m x 3.1m (12.2ft x 10.2ft)

having pine clad ceiling with low density inset spotlights, fitted laminate flooring, exposed beams and access to loft storage space.

Outside

The property is approached by a pillared entrance and wrought iron gates which leads to an extensive block paved sweeping driveway. The driveway subsequently leads to a detached garage. To the rear of the house is a further block paved patio area which in turn leads to an extensive mainly lawned garden with herbaceous and shrubbed borders and is bounded by generally hedgerows and fencing. There is extensive outside lighting and water supply.

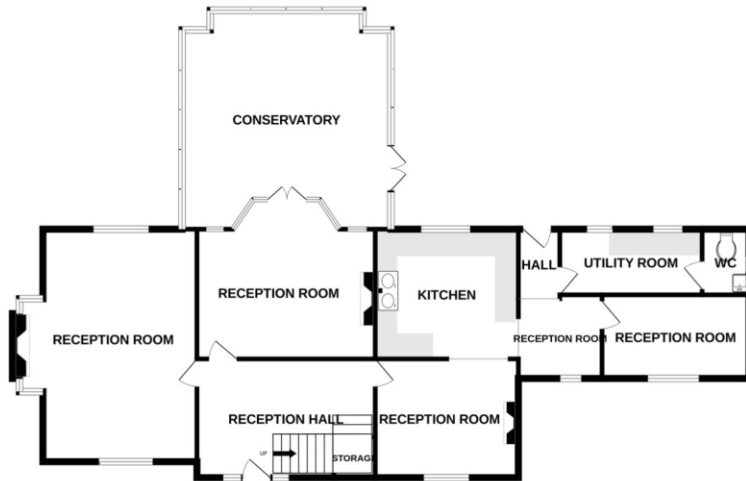
Garage 5.08m x 5.59m (16.7ft x 18.3ft)

having electric remote controlled up and over garage door, electric lighting and power together with rear courtesy door.





GROUND FLOOR
1376 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



2ND FLOOR
537 sq.ft. (49.9 sq.m.) approx.




HILLCLARE HOUSE 93 BRETBY LANE

TOTAL FLOOR AREA : 2725 sq.ft. (253.1 sq.m.) approx.

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address:
Hildare House

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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