



Bretby Lane, Burton-on-Trent



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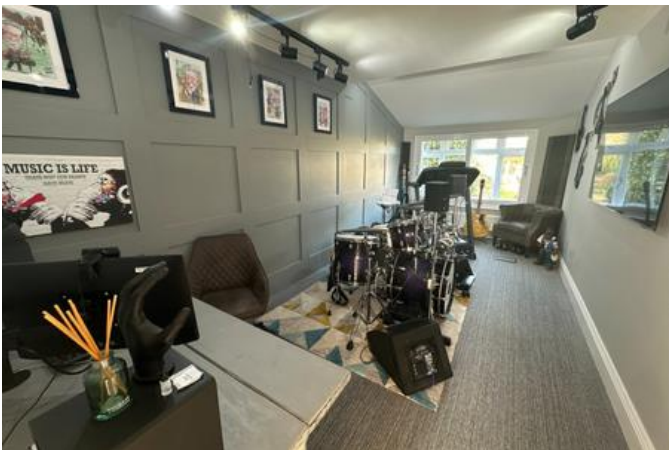
PRICE £475,000



Key Features

- Beautiful Heavily Extended Period Semi
- Highly Regarded Residential Location
- Appointed To An Exceptional Standard Throughout
- Fabulous Views
- High End Bathroom & Kitchen Fittings
- Private Landscaped Garden
- EPC rating D
- Freehold





*** Beautiful Family Home With Magnificent Views *** Newton Fallowell are delighted to be able to offer for sale this beautifully appointed, traditional semi detached home which has been heavily extended and features a wealth of high quality accommodation throughout. Accessed via double gates a private driveway provides extensive parking and leads to the entrance with solid oak arched doorway which in turn leads to: - impressive entrance hall with study area off, guest cloak room, fabulous large main sitting room, further reception room/gym/music room and a wonderfully appointed open plan dining kitchen. On the first floor a light and airy landing leads to three double bedrooms, the master bedroom having windows to front and rear and provides far reaching views, there is a beautifully appointed bathroom.

Accommodation In Detail

Stunning solid oak arched entrance door with double glazed visibility light.

Entrance Hall

having staircase rising to first floor, fitted smoke alarm, integrated ceiling speakers, thermostatic control for central heating and useful understairs storage cupboard.

Sitting Room 3.6m x 7.2m extending to 7.77

having Upvc double glazed walk-in bay window to front elevation, integrated ceiling speakers, low intensity spotlights to ceiling and one central heating radiator.

L-Shaped Study Area 3.04m x 3.90m (10'0" x 12'10")

having large Upvc double glazed picture window to front elevation, fitted Karndean flooring and one double central heating radiator.

Guest Cloak Room

having low level twin flush wc, high quality corner wash hand basin with Victoriana style mixer taps together with curved cupboard under, Karndean flooring, obscure Upvc double glazed sash window to side elevation and one central heating radiator.

Music Room/Gym/Reception Room 2.72m x 5.80m (8'11" x 19'0")

having sound proofing, concealed wiring, one double central heating radiator, quadruple glazed and two banks of double glazed Upvc lights overlooking the rear garden.

Beautifully Fitted Dining Kitchen 5.7m x 2.2m extending to 6m

having a superb array of grey fronted base and eye level units with complementary solid granite working surfaces and splashbacks, Karndean flooring, one double central heating radiator, integrated speakers, low intensity spotlights to ceiling, fitted Caple Belfast sink with swan neck mixer tap over and grey bi-fold doors opening out onto the rear garden.

On The First Floor

Landing

having access to loft via retractable ladder, built-in ceiling speakers, fitted smoke alarm, low intensity spotlights to ceiling, Upvc double glazed window to front elevation and one central heating radiator.

Stunning Master Bedroom 3.00m x 6.30m (9'10" x 20'8")

having Upvc double glazed windows to front and rear elevations and two central heating radiators.

Bedroom Two 3.61m x 3.75m (11'10" x 12'4")

having one central heating radiator, low intensity spotlights to ceiling and Upvc double glazed window providing breath-taking views to the rear.

Bedroom Three 3.38m x 3.68m (11'1" x 12'1")

having Upvc double glazed window to front elevation and low intensity spotlights to ceiling.





Sumptuously Appointed Bathroom

Accessed via a pocket door - having a beautiful high quality suite comprising Booth & Co shower with concealed drainage, slipper bath with Victoriana style pillar taps together with shower attachment, Grohe low level wc and over-sized vanity wash hand basin with cupboard under, heated chrome towel radiator, solid marble tiling to floor and half tiling to walls with full tiling around shower area.

Outside

There are mature gardens to front and rear with various paved seating areas and there is a summerhouse at the far extent of the garden.

Services

All mains are believed to be connected.

Measurement

the approximate room sizes are quoted in imperial. The metric 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

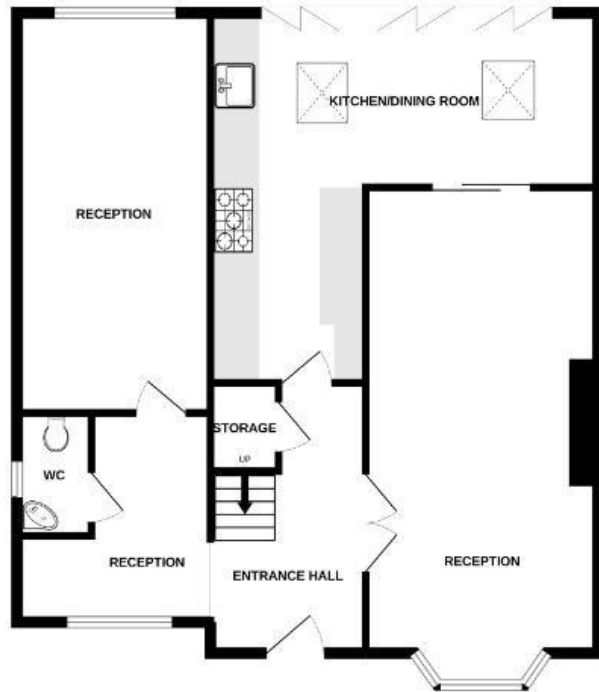
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



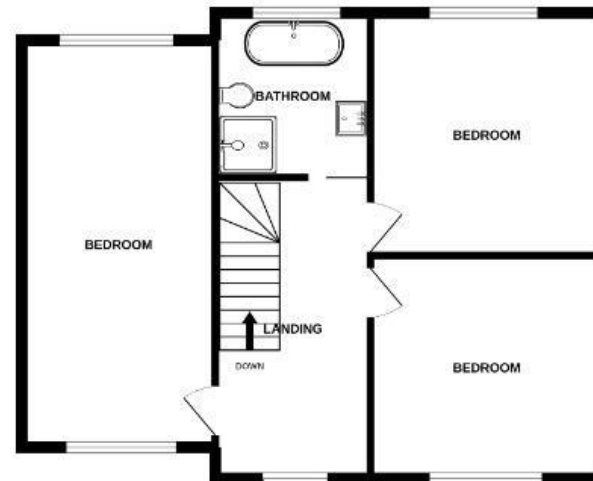




GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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99 Bretby Ln