



For Sale

27 Bretby Lane, South Derbyshire

£425,000

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CHARMING DETACHED FAMILY HOME WITH STUNNING VIEWS OVER OPEN COUNTRYSIDE IN THE SOUGHT AFTER VILLAGE OF BRETBY & PLANNING PERMISSION TO EXTEND.

An exceptional opportunity to acquire a spacious, detached three-bedroom family home, boasting breath taking, uninterrupted views over rolling open countryside. This tastefully presented residence comes with the significant advantage of full planning permission to extend, offering the potential to create a substantial four or five-bedroom home, complete with a proposed loft conversion for a luxurious master suite.

Nestled in a tranquil setting, this property seamlessly blends classic charm with modern convenience. The accommodation is thoughtfully arranged and briefly comprises: an inviting entrance hall, where the character of the home is immediately apparent with its beautifully preserved original parquet flooring and a useful store cupboard provides practical storage space. To the heart of the home there is an expansive open-plan kitchen and diner, perfectly designed for both family life and entertaining. A stunning exposed brick fireplace creates a rustic yet sophisticated focal point, while the custom-designed kitchen features a curved breakfast bar and a central island with elegant granite worktops and a range style cooker. A newly fitted and impeccably finished downstairs shower room adds a touch of modern luxury and convenience. The spacious lounge is bathed in natural light from a feature bay window and the charming fireplace provides a cosy ambiance for relaxing evenings, while French doors open into a delightful conservatory. The generous conservatory offers a seamless transition between the indoor and outdoor spaces, providing the perfect vantage point from which to enjoy the stunning, panoramic views over the meticulously maintained garden and the open fields beyond.

Ascending to the first floor, you will find three generously proportioned bedrooms. The master suite is a true retreat, featuring dual-aspect windows that perfectly frame the stunning

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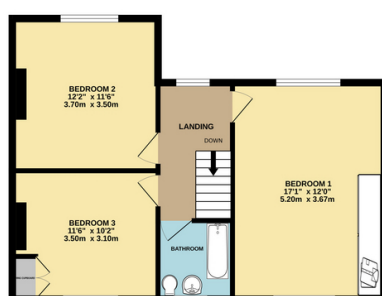
The Property Experts UK

01283268269



GROUND FLOOR

1ST FLOOR



27 BRETBY LANE BRETBY BURTON-ON-TRENT DERBYSHIRE DE15 0QN

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 for 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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- WELL PRESENTED DETACHED FAMILY HOME
- PLANNING PERMISSION GRANTED TO EXTEND TO 4/5 BEDROOMS
- STUNNING COUNTRYSIDE VIEWS TO THE REAR
- RE-FITTED KITCHEN & BATHROOM
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- SPACIOUS CONSERVATORY WITH BEAUTIFUL VIEWS

