



**10 Moat Bank**  
**Bretby, Burton on Trent DE15 0QJ**  
**Offers around £375,000**

**lizmilsom**  
**properties** 

## 10 Moat Bank, Bretby, Burton on Trent DE15 0QJ

\*\* LIZ MILSOM PROPERTIES LTD \*\* are delight to bring to the market this well equipped DETACHED BUNGALOW with ANNEX located within a highly regarded BRETBY address and situated at the head of the Cul de Sac, this detached home is perfect for a buyer seeking a property to modernise and renovate in their own style. Featuring a versatile and extended layout, driveway and generous and non-overlooked rear garden. Ideal for a growing Family or a relative requiring INDEPENDENT living - this home has a mass of possibilities. EPC Rating "D"/Council Tax Band "D" - CALL To View - OPEN 7-DAYS A WEEK.....

- Offered with NO UPWARD CHAIN
- Spacious Lounge
- Separate Hot Tub Room
- 3 x Bedrooms
- ANNEX with Kitchen, Lounge & Bedroom
- Lovely Cul de Sac Location
- Large Conservatory
- Breakfast Kitchen
- Family Bathroom & Shower Room
- Extensive Gardens



## The Accommodation in Brief Comprises

### Property - OVERVIEW

Step inside the Reception Hall with the majority of the accommodation leading off. The Breakfast Kitchen is located overlooking the rear elevation with bow window, a great range of a cream wall and floor mounted units, one and a half bowl stainless steel sink unit, drainer with hot/cold tap over, there is space and plumbing for appliances, laminate flooring, velux window and door way leads through to the spacious Lounge. A great sized room for entertaining this generous Lounge area has patio doors leading through to the Conservatory and door through to the Hot Tub Room, with carpet to the flooring centre light point/wall light points, radiator and electric fire with tiled surround. The Hot Tub Room is located to overlooking the side elevation and gardens area - ideal for relaxing and is floor to ceiling glass with tiled flooring. Returning back through the Lounge is the extensive Conservatory - spanning the rear of the property again this room has beautiful views of the rear garden with carpet to the flooring, wall light points and door leads through to the ANNEX. All three Bedrooms located in the main part of the home are DOUBLE Bedrooms. The Master Bedroom is located to the front elevation with access to the "Jack & Jill" Bathroom - consisting of the three piece suite, panelled bath, low level WC and pedestal wash hand basin with carpet to the flooring and radiator. The Family Bathroom can also be accessed via the Reception Hallway. Bedroom Two has dual aspect windows to both the rear and side elevations with carpet to the flooring, wall light points, and radiator with Bedroom Three overlooking the side elevation. The third and final Bedroom also benefits from having fitted wardrobes, TV point, centre light point and radiator. The separate Shower Room overlooks the front/side elevation with opaque double glazed window, three piece suite consisting of mains shower cubical, closed closet sink unit and wash hand basin with tiling to the flooring and centre light point. It should be noted that there is a staircase leading off the Inner Hallway which gives access to the loft area and fantastic storage facility - this room is a great space and has Velux windows to allow natural light. The separate Utility Room completes the main living accommodation but in turn provides access through to the;

### ONE BEDROOM - ANNEX

The Annex can be accessed via the Utility Room or alternative through separate front entrance patio doors from the driveway. A great sized area for independent living - the Annex has a Lounge Area with open aspect Breakfast Kitchen having a range of white wall and floor mounted units, stainless steel sink and drainer, plumbing and space for appliances and walk-through leading to the Bedroom Area which is currently separated by wardrobes by the current Vendor. The Annex further benefits from having a separate fully fitted three piece Bathroom suite consisting of panelled bath, low level WC and pedestal wash hand basin.

Generous gardens wrap around the rear and side of the property that are largely laid to lawn and also have a paved terrace.

Viewing is highly recommended to appreciate the potential on offer and its lovely position within Bretby. Ideally placed for the nearby centres of Burton on Trent and Ashby de la Zouch, the A38 and A50.

### Reception Hallway

### Fitted Breakfast Kitchen

18'6" x 10'6" (5.65m x 3.21m)

### Spacious Dual Aspect Lounge

18'6" x 11'10" (5.64m x 3.62m)

### Conservatory

25'5" x 7'2" (7.76m x 2.20m)

### Hot Tub Room

14'11" x 8'8" (4.56m x 2.65m)

### Utility Area

7'10" x 6'0" (2.39m x 1.85m)

### Bedroom One

12'5" x 10'1" (3.80m x 3.09m)

### Family Bathroom

9'5" x 8'8" (2.89m x 2.65m)

### Bedroom

13'11" x 11'1" (4.26m x 3.38m)

### Bedroom

10'0" x 9'8" (3.05m x 2.96m)

### Shower Room

6'6" x 6'1" (2.00m x 1.87m)

### ANNEX

### Lounge/Kitchen Area

21'9" x 13'8" (6.64m x 4.18m )

### Bedroom

11'6" x 11'8" (3.52m x 3.57m)

### Bathroom

6'5" x 5'6" (1.97m x 1.69m)

### OUTSIDE - Front

The property is approached via the block paved driveway which allows for OFF ROAD PARKING for several vehicles with side access leading through to the;

### OUTSIDE - Rear

Generous wrap around gardens to both the side and rear of the property that are largely laid to lawn with an array of established shrubs and trees with inset seating areas and pathway leading down to the Summer House and greenhouse - which are to be included in the sale. The rear non-overlooked garden is stunning with an array of colour all year round and is certainly one for keen gardeners or those who enjoy outdoor entertaining.

### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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10.00 am – 12.00 Noon Sunday

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### Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

### Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

09.09.2023 - Draft 1 DG

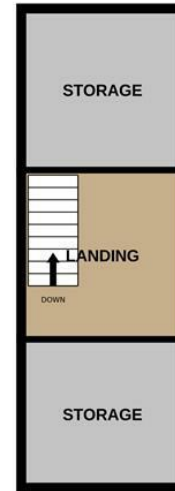
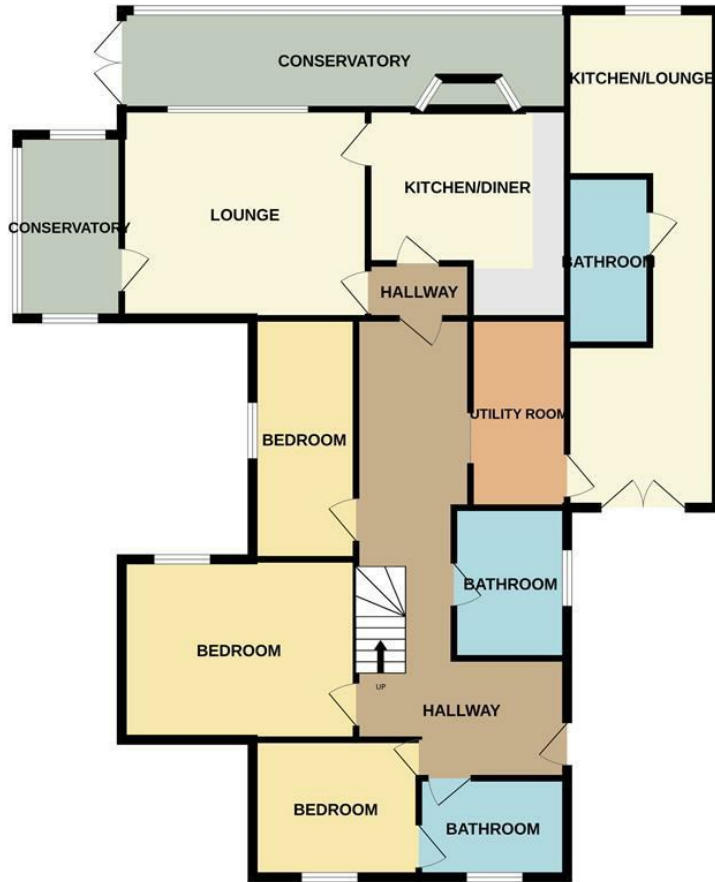
11.9.2023 - Draft 2 DG





GROUND FLOOR  
1517 sq.ft. (140.9 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.

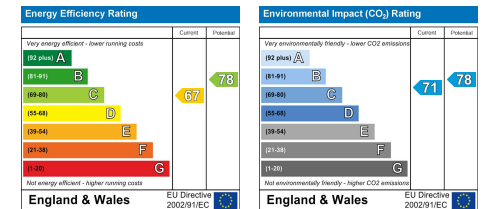


TOTAL FLOOR AREA: 1790 sq.ft. (166.3 sq.m.) approx.

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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## Directions

From the Burton upon Trent town centre proceed over the Trent Bridge (A511) and proceed along Ashby Road. Proceed straight ahead at the traffic island adjacent to the Texaco garage and take the second left into Bretby Lane. Turning right into Moat Bank and head into the Cul de Sac bearing right where the subject property is located at the head of the Cul de Sac, clearly denoted by our distinctive red 'For sale' board.



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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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