

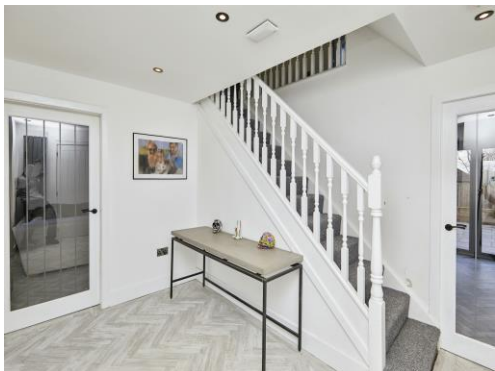


Bretby Hollow  
Newhall SWADLINCOTE



# Bretby Hollow Newhall SWADLINCOTE DE11 0UE

for sale offers over  
**£380,000**



## Property Description

Burchell Edwards are delighted to bring to market this superbly finished and extensive 4 bed detached family home, positioned down a private driveway on a desirable and upmarket cul-de-sac. Bretby Hollow is a stylish and elevated estate within easy reach of the A511 Ashby Road, situated not only with great access to local amenities and schooling, but also well connected to main transport routes such as the A38 and M42.

The property welcomes you to an exclusive plot which is well set back from the access route of the estate. A driveway and double garage provide parking for multiple vehicles, whilst the kerb-appeal of this perfectly proportioned build takes you back. Access via the side entry to the plot leads around to a stylish and low maintenance garden, with tiled patio area that is not overlooked thanks to the well-appointed setting which backs on to trees.

Internally, this expansive family home briefly comprises of an open hallway with separate cloakroom, leading off to lounge reception room at the left and through to kitchen-diner at the rear. 5-panel bi-fold doors offer ample light and provide a luxurious and airy feel to this modern kitchen-diner, maximising the inviting appeal of the private patio area. The 1st floor offers 4 double bedrooms, with the master boasting a walk-in closet space and ensuite. This floor adds modern family bathroom, with separate shower and bath under a feature wooden-paneled wall. Viewing is imperative to truly take in the full offering.

## Entrance Hall

Double glazed window and door to front elevation, central heating radiator, spotlights and luxury vinyl tiles.

## Boot Room

Window to front elevation and luxury vinyl tiled flooring.

## Guest W.C

Double glazed window to front elevation, low level flush W.C, wash hand basin, heated towel rail, extractor, storage cupboard and

luxury vinyl flooring.

## Lounge

11' 10" x 21' 9" ( 3.61m x 6.63m )

Two double glazed windows, double glazed bi fold doors to rear elevation, luxury vinyl tiled flooring, under floor heating, slated wall tiles, black out curtains and central heating radiator.

## Dining Room

11' 7" x 11' 7" ( 3.53m x 3.53m )

Double glazed bi fold doors to rear elevation, luxury vinyl tiled flooring, underfloor heating, spotlights and vertical central heating radiator.

## Kitchen

.15' 8" x 8' 9" ( 4.78m x 2.67m )

Double glazed bi fold doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, self cleaning oven, microwave/combi oven, five ring induction hob, warming draw, integrated fridge freezer and dishwasher, extractor, breakfast bar, under counter lights, spotlights, tiling to splash prone areas, under floor heating and luxury vinyl tiled flooring.

## Landing

Storage cupboard with space and plumbing for washing machine, loft access and carpet.

## Bedroom One

11' 5" x 13' 5" ( 3.48m x 4.09m )

Double glazed window to rear elevation, media outlet, USB plug sockets, central heating radiator and carpet.

## En-Suite

Double glazed window to front elevation, wash hand basin with vanity storage and mirror above, W.C, walk in shower with rainfall shower, spotlights, heated towel rail and tiling to walls.

## Bedroom Two

11' 11" max into recess x 11' 4" ( 3.63m max into recess x 3.45m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

11' 11" x 9' 6" ( 3.63m x 2.90m )

Two double glazed windows to front elevation, central heating radiator, carpet and built in wardrobes.

## Bedroom Four

9' 5" x 7' 9" ( 2.87m x 2.36m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, heated towel rail, electric under floor heating, full height tiles and spotlights.

## Dressing Room

5' 2" x 7' 5" ( 1.57m x 2.26m )

Double glazed window to front elevation, central heating radiator and carpet.

## Rear Garden

Outdoor sockets, lights, porcelain tiles, lawn area and composite shed.

## Garage

Single garage with double entry.

## Office

10' x 8' 2" ( 3.05m x 2.49m )

Laminate flooring, aircon, storage and spotlights.

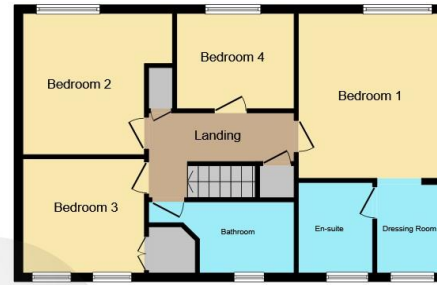




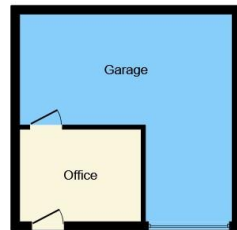
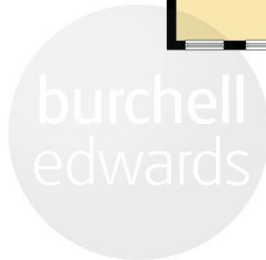




**Ground Floor**



**First Floor**



**Outbuilding**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E burton@burchelledwards.co.uk**

Britannia House Station Street  
BURTON-ON-TRENT DE14 1AN

**EPC Rating: D**

Tenure: Freehold

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