Bretby Lane

Bretby, Burton-on-Trent, DE15 0QN

John German




TURNS OUT THESE ARE MY MONKEYS AND THIS IS MY CIRCUS
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£689,950

Standing on a wonderful 0.25 acre garden plot & enjoying spectacular views is this substantial, outstanding Edwardian home of character offering an abundance of space with an upgraded interior and a feature large roof top terrace, perfect for a large family or multi generational living, set in this highly regarded non estate location.

This exceptional Edwardian detached home has a wealth of character together with a stunning modernised interior ready for a buyer to move into. It is perfect for those needing a large amount of space internally and externally with grounds extending to 0.25 acres including extensive lawns and a large driveway with electric gates plus a feature roof top garden enjoying far reaching views over Derbyshire and Staffordshire countryside.

Step inside a glazed porch with tiled floor and a door opening into the reception hall with stairs to the first floor having a useful understairs alcove. On your left is the lounge which is a lovely room that takes advantage of the elevated position with a bay window framing lovely views over the front in addition to a side facing window pouring in more natural light. A fire surround houses a log burner providing a cosy feel.

Across the hall is the amazing open plan living/dining/kitchen perfect for families and entertaining with multiple windows to both sides providing plenty of natural light and a door leading to the outdoor terrace. The living area has a log burning stove and high gloss tiled floor runs throughout the room. The superbly appointed luxury kitchen is equipped with a comprehensive range of units complemented by granite work surfaces and a matching central island has further units and incorporates a breakfast bar. Integrated appliances include a five burner gas hob, twin eye level ovens, dishwasher, wine cooler plus a sink and drainer and space for an American style fridge freezer. There is a walk-in pantry and a door out to the side.

Leading off the kitchen is a light and spacious conservatory that is currently used as a dining room but could be used as a garden/sitting room. Also off the kitchen an inner hall has a large walk-in store/cloaks cupboard and door opening to the staircase leading down to the useful cellar providing excellent storage. Off this hall is a lovely and cosy sitting room/snug with a brick chimney breast, window to the side and a door to a second staircase to the first floor landing.

A rear utility/boot room has a range of base and eye level units, work surfaces, ceramic sink and drainer, space for appliances, tiled floor, window to side, fitted storage cupboard housing the gas central heating boiler and door to the rear paved terrace.

To the first floor a large L-shaped landing leads to four impressive double bedrooms and a refitted shower room having a large shower enclosure, pedestal wash hand basin, WC, stylish tiled floor and walls, towel rail/radiator and window to the side. The master bedroom enjoys a triple aspect with outstanding across the countryside beyond the front garden and the rear facing bedroom has its aown large en suite bathroom with corner panel bath, close coupled WC, period style wash basin with mirror over.

On the second floor there are three further rooms that could be used as bedrooms, sitting rooms or office/s. Leading off one of the rooms is a door opening out to one of the highlights of this home - the superb rooftop terrace featuring spectacular views over surrounding countryside.

The generous garden plot has a paved terrace leading directly off the kitchen where there is a hot tub (available by separate negotiation) with pergola over. Decked steps rise up to a raised deck with some timber outbuildings providing excellent entertaining space. Beyond the terrace are extensive lawns, beech hedging, display beds and gravelled borders. To the front electric gates open to an expansive driveway providing plentiful parking.

As the property has two staircases it would suit those seeking a property for multi generational living offering the potential to create an annex (subject to the usual planning permissions & Building Regulations).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Driveway with electric gates
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26102026

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Floor -1

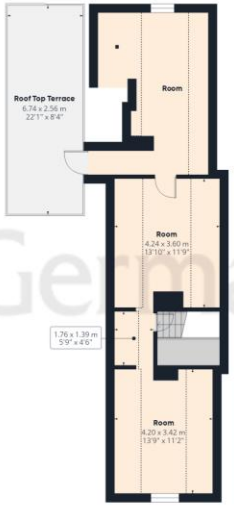


Ground Floor





Floor 1



Floor 2

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Approximate total area(1)

247.5 m²

2663 ft²

Balconies and terraces

17.5 m²

188 ft²

Reduced headroom

17.8 m²

191 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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