



Moat Bank, Bretby, Burton-On-Trent, DE15

0QJ

£375,000



**Moat Bank, Bretby, Burton-On-Trent,  
DE15 0QJ  
£375,000**

Positioned in a desirable this distinctive and generously proportioned detached home offers a modern, flexible layout rarely found in the area. The property has clearly been designed to maximise space and light, with large rooms throughout, contemporary finishes and a standout first-floor balcony that elevates the living experience.

Bretby is particularly popular for its semi-rural feel, access to countryside walks and convenient links into Burton upon Trent, Swadlincote and the A38, making it ideal for both families and professionals.

**Ground Floor**

**Hallway – 2.33 x 5.13 m (7'7" x 16'9")**

A spacious and welcoming entrance hall providing access to the main ground floor accommodation and staircase to the first floor. The proportions immediately set the tone for the size and layout of the home, and gives a luxurious feel with the oak balustrade with glass panels.

**Kitchen / Living Area – 8.11 x 4.74 m (26'7" x 15'6")**

The heart of the home. This impressive open-plan space combines kitchen, dining and living areas, offering excellent flexibility for modern family living. There is ample space for a full dining table and seating area, media stations, with natural light flowing in from multiple aspects.

**Reception Room – 5.64 x 2.80 m (18'5" x 9'2")**

A second, larger reception room positioned to the rear of the property and open-plan into the living kitchen,



ideal as a main lounge or family room. This room provides a more private living space and works well as a separate retreat from the open-plan area.

Reception Room/Fourth Bedroom – 3.29 x 3.59 m (10'9" x 11'9")

A versatile front reception room, ideal as a formal sitting room, snug or home office. Formally a bedroom, but flexible upon need. Well-proportioned and filled with natural light.

Shower Room – 1.58 x 1.64 m (5'2" x 5'4")

A modern ground floor shower room fitted with a contemporary suite, finished with stylish tiling and neutral tones.

#### First Floor

Landing – 2.24 x 2.98 m (7'4" x 9'9")

A generous central landing giving access to all first-floor rooms and reinforcing the sense of space throughout.

Bedroom One – 4.97 x 3.08 m (16'3" x 10'1")

An impressive principal bedroom with excellent proportions and direct access onto the private balcony. This room easily accommodates a superking-sized bed and additional furniture with plenty of logistical space, making it a true main bedroom.

Balcony / Terrace – 2.27 x 7.44 m (7'5" x 24'4")

A standout feature of the home. This substantial balcony provides a private outdoor space ideal for seating, entertaining or simply enjoying the outlook over the surrounding wooded area.

En-Suite Bathroom – 2.65 x 1.74 m (8'8" x 5'8")

A luxurious private bathroom with freestanding slipper bath, sleek finishes and a high-end bathroom suite.

Bedroom Two – 2.66 x 3.35 m (8'8" x 10'11")

A comfortable double bedroom, ideal for guests, children or home office use.

Bedroom Three – 2.28 x 2.21 m (7'6" x 7'3")

A further well-presented bedroom, suitable as a single room, nursery or study.

#### Outside

To the rear, the property enjoys a generous garden offering plenty of scope for landscaping and outdoor enjoyment. The elevated balcony above adds a unique dimension to the outdoor space, rarely found in homes of this style and location.

#### Additional Information

- Tenure: Freehold
- Council Tax Band:
- EPC Rating: E (requires updating due to works carried out)
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Same images may be staged, and items in the images may not be present at the property.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the





sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

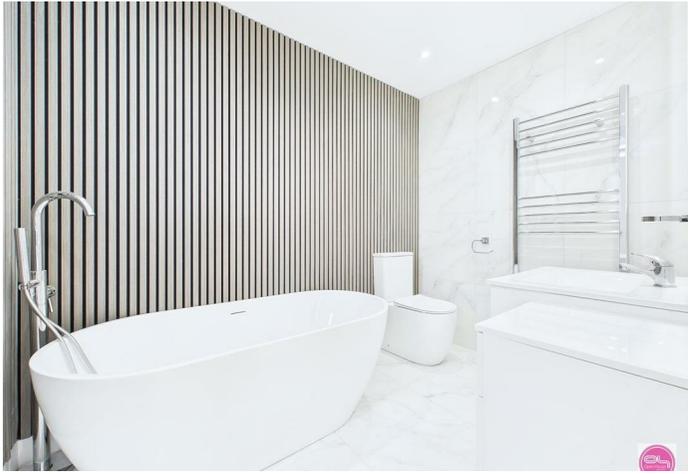
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0



Floor 1

**GLA<sup>(1)</sup>**  
145.29 m<sup>2</sup>  
1563.92 ft<sup>2</sup>

**Total**  
173.82 m<sup>2</sup>  
1870.96 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

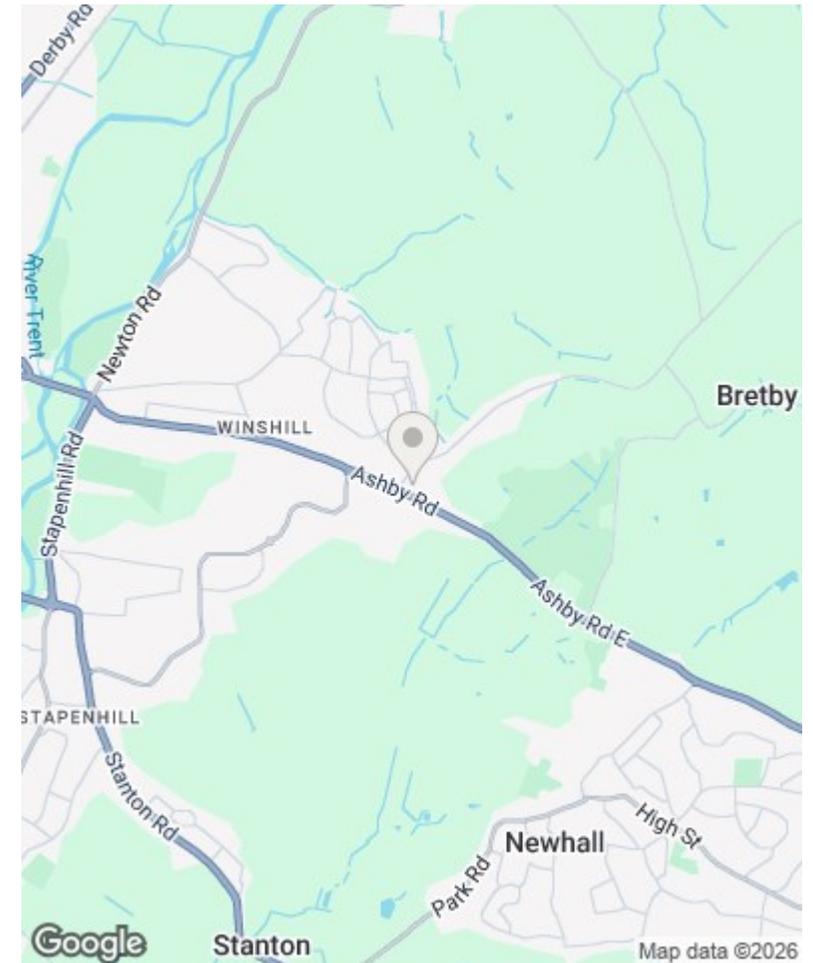
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- HIGHLY SOUGHT-AFTER BRETBY LOCATION - FULLY REFURBISHED THROUGHOUT
- Set on a quiet cul-de-sac in a community driven area
- Substantial detached home with flexible layout
- Two modern first-floor bathrooms plus ground floor bathroom
- Large open-plan kitchen / living space
- Exceptional first-floor principal bedroom with direct balcony access
- Impressive private balcony / terrace extending to approx. 7.44m
- Generous rear garden with scope to landscape
- Approx 1,560 sq ft of accommodation (excluding balcony)



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