

# Bretby Lane

Bretby, Burton-on-Trent, DE15 0QP

John   
German









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£545,000

This wonderful family home enjoys spectacular rear views combined with a highly regarded non estate location. Highlights include two reception rooms plus conservatory, an impressive dining kitchen, en suite to the master, large drive, double garage and established garden.

No upward chain.





Bretby Lane offers the perfect non estate location whilst still being convenient for local amenities, countryside walks and road networks. The property is set on a fantastic plot with a large block paved frontage together with stunning rearward views over surrounding countryside, as far as the eye can see!

The house is superbly presented throughout and begins with a large reception hall with stairs to the first floor and doors to the ground floor accommodation and guest's cloakroom/WC.

The lounge enjoys a dual aspect with a wide bay window to the front, a feature fire surround and double glazed patio doors opening into the conservatory that is an ideal place to sit and take in the rear views.

Also off the hall is a separate study/office that overlooks the front.

The heart of the home is the impressive open plan dining kitchen that is superbly appointed having a well designed kitchen fitted with a range of gloss finish base and eye level units and contrasting worktops that extend into a breakfast dining bar. Integrated appliances include a hob, extractor hood, double oven and microwave. The dining area has patio doors out to the rear deck, perfect for summer evenings. Off the kitchen is a large utility room with additional high gloss units, space for appliances, the wall mounted gas central heating boiler and an outer side door.

Climb the stairs to an impressive landing with skylight and a built in storage cupboard. The master bedroom is a rear facing double room that takes in those rural views and has the luxury of its own en suite comprising shower cubicle, fitted vanity unit with inset wash basin and storage, a wall lit mirror above, WC and smart wall tiling.

There are three further bedrooms, one of which has fitted wardrobes across one wall and are all served by a family bathroom fitted with a three piece suite.

Outside - To the rear is an elevated deck, perfect for families and entertaining. Beyond is a generous sized lawn surrounded by planted beds and borders. There is also a vegetable patch to the side, greenhouse and a timber shed.

Side access leads to the front that has an expansive block paved frontage giving access to the double garage with a roller door plus slate shale beds, mature trees and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/15122023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band G









**Ground Floor**



**Floor 1**

**Approximate total area<sup>†</sup>**

2159.54 ft<sup>2</sup>

200.63 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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