



46, Moat Bank, Bretby, Burton-On-Trent, DE15 0QJ

HOWKINS &
HARRISON

46, Moat Bank,
Bretby,
Burton-On-Trent, DE15 0QJ

Guide Price: £350,000

Occupying a generous 0.29-acre plot within one of Bretby's most sought-after residential locations, this individual detached bungalow has been family-owned since built in 1964, a true testament to both the home and its enviable setting. Extending to 1,024 sqft, the well-maintained accommodation briefly comprises:- an entrance porch, dining room, fitted kitchen, an impressive dual-aspect 22ft living room, three well-proportioned bedrooms, a bathroom and separate WC.

Set well back from the road behind beautifully landscaped gardens, the property benefits from a generous driveway providing ample off-road parking and exceptional mature gardens enjoying a high degree of privacy, together with attractive open views across neighbouring countryside. Offering excellent scope for extension and personalisation (subject to consents), this is a rare and ideal prospect for those looking to create a family home in an exceptional location.





Location

Occupying a pleasant position within the sought-after village of Bretby, 46 Moat Bank enjoys the perfect balance of village surroundings and excellent commuter convenience. Bretby lies on the Derbyshire/Staffordshire border, offering easy access to Burton upon Trent, Swadlincote, Ashby-de-la-Zouch and Derby, whilst benefiting from nearby countryside walks, Calke Abbey, Rosliston Forestry Centre and the National Forest. The property is also well placed for a range of local amenities, highly regarded schools and excellent transport links via the A38, A50 and M42, making it an ideal location for both families and commuters.

Distances

Burton upon Trent – 2.5 miles
Swadlincote – 4 miles
Ashby-de-la-Zouch – 7 miles
Melbourne – 8 miles
Derby – 12 miles
Lichfield – 18 miles
Leicester – 26 miles
Birmingham – 30 miles



Accommodation Details

The property is entered via double entrance doors opening into a useful porch, which in turn leads through to the central hallway. From here, a door to the right opens into the impressive dual-aspect living room, an exceptionally spacious reception room extending to over 22ft in length. A large picture window to the front elevation and patio doors opening directly onto the rear garden flood the room with natural light, whilst the feature fireplace provides an attractive focal point. Glazed double doors connect the living room with the dining room, creating an excellent flow for both everyday living and entertaining.

Positioned to the rear of the bungalow, the dual-aspect dining room enjoys lovely views across the garden and benefits from sliding patio doors. A door from the dining room leads into the fitted kitchen, which is equipped with a range of wall and base units, complementary work surfaces, inset sink, built-in double oven and hob, together with space for additional appliances.

Returning to the hallway, the bedroom accommodation is positioned to the left-hand side of the bungalow. Bedroom one is a generous double room overlooking the rear garden and benefits from a comprehensive range of fitted wardrobes. Bedroom two is another well-proportioned double bedroom, also enjoying a rear aspect and fitted wardrobes, making it ideal for guests or family members. Bedroom three is positioned to the front of the property and offers flexibility for use as a single bedroom, home office or hobby room. The accommodation is completed by the bathroom.

Outside

Externally, the property occupies a magnificent 0.29-acre plot, set well back from the road behind beautifully landscaped front gardens with mature planting, manicured lawns and a generous driveway leading to the dilapidated garage. The rear garden is undoubtedly one of the property's standout features, enjoying an excellent degree of privacy with expansive lawns, established trees and well-stocked borders, whilst backing onto open countryside to create a wonderful sense of space and tranquillity. The exceptional plot offers outstanding scope for extension, modernisation and personalisation, subject to the necessary planning consents.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

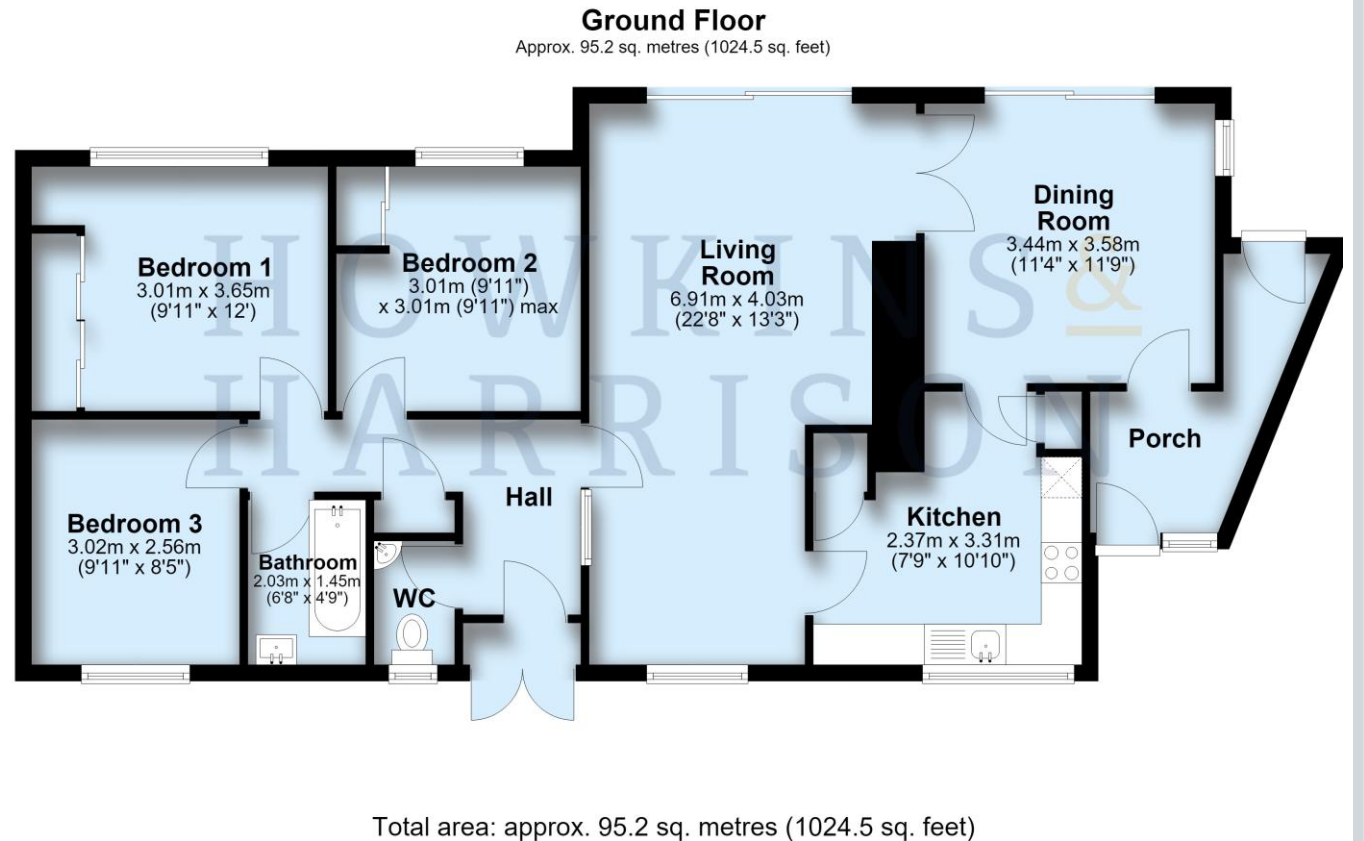
Local Authority

East Staffordshire Borough Council

Council Tax Band - D

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.