

Bretby Lane

Bretby, DE15 0QR

John German



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Offers over £425,000

An outstanding semi detached home with fabulous countryside views, extended to offer a stunning home. Highlights include impressive reception hall, cosy lounge, amazing open plan extended 'L' shape refitted kitchen/dining/living space with roof lantern over, large utility, in and out driveway and a detached single garage.

Situated in a lovely semi-rural location is this highly impressive semi detached home extended and improved by the current owners to offer a stunning property in a highly regarded location with outstanding views to rear. Bretby is a pretty countryside location, perfect for those seeking greener surroundings with excellent places to take a Sunday stroll or walk the dog, together with being well placed for the nearby centres of Derby, Burton-on-Trent, Ashby and beyond. The house itself impresses throughout, set behind a lovely in and out horseshoe style drive offering plenty of off-road parking together with the advantage of a detached single garage, perfect for car enthusiasts or offering that extra storage.

The front entrance door opens into an impressive and welcoming reception hallway with an ornate tiled floor through, staircase off to first floor, doors leading off and a useful storage cupboard ideal for coats and shoes. The lounge is a lovely cosy room with a fire surround and gas stove providing the focal point, fitted shelving either side the chimney breast providing plenty of storage and lighting making it a feature, plus bifold doors opening into the sitting area. The highlight of the ground floor is a stunning open plan 'L' shape wrap around kitchen/dining/living space. A stunning room for entertaining or for the family to get together. The kitchen area is superbly well equipped and fitted with a range of base and eye level units with quartz work surface and breakfast bar, integrated oven, hob, extractor and dishwasher. The kitchen has a luxurious feel with a tiled floor through together with concealed lighting. The sink is perfectly placed by the window with views to front. Across the rear is light filled sitting/dining space featuring a large roof lantern over and French doors opening out to the rear garden. This room really does need to be seen to be appreciated. Off the kitchen is a useful utility room with additional appliance space, base and eye level units, additional sink, cupboard housing the oil boiler, window to side, door to the rear garden and a door to the two-piece guest WC.

To the first floor, the landing with window to front has doors leading off to three bedrooms and a shower room. The shower room has been beautifully refitted with a good size remote shower, fitted vanity units with wash basin and concealed cistern WC, lit mirror, tiled walls, towel rail and window to front. There are two double bedrooms, both with fantastic views to rear. The master has fitted wardrobes providing plenty of storage. Bedroom three is a good size single bedroom, again with built in storage and window to front.

The rear garden is a highlight of this property, well established with a paved terrace ideal for outside dining, shaped lawns, mature borders and trees, and a large ornamental pond which a buyer could keep or fill depending on their wishes. The top of the garden has fabulous views across adjoining fields and countryside. Side entrance via gate.

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:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27032025

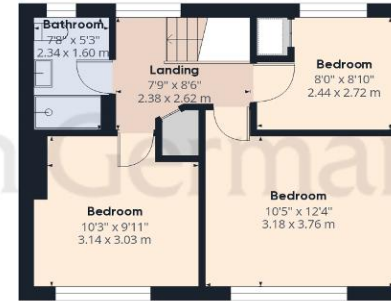
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



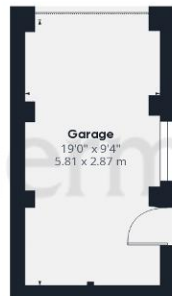




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1484.57 ft²

137.92 m²

Reduced headroom

2.91 ft²

0.27 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

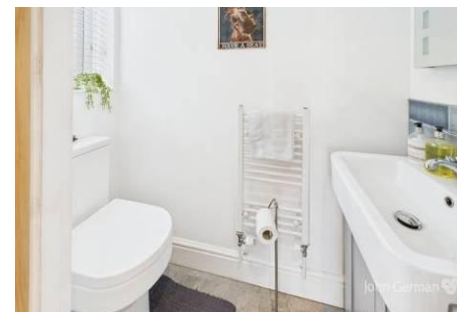
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



