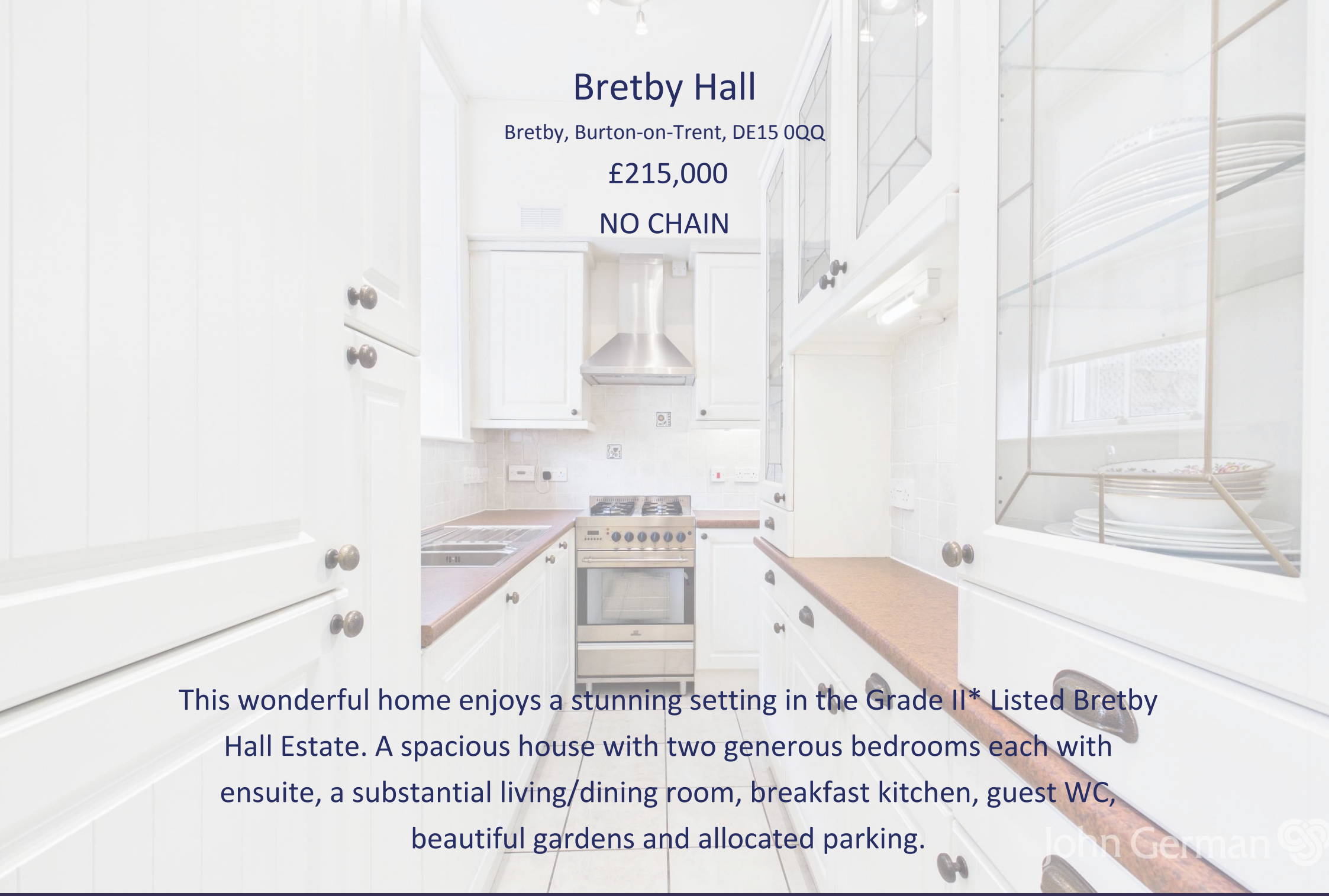
Bretby Hall

Bretby, Burton-on-Trent, DE15 0QQ

John German




ENGLISH
John German



Bretby Hall

Bretby, Burton-on-Trent, DE15 0QQ

£215,000

NO CHAIN

This wonderful home enjoys a stunning setting in the Grade II* Listed Bretby Hall Estate. A spacious house with two generous bedrooms each with ensuite, a substantial living/dining room, breakfast kitchen, guest WC, beautiful gardens and allocated parking.

This is a perfect home for those seeking to downsize without comprising on space, a professional, or an ideal house to lock and leave if needed. A true character home with beautiful surroundings and situated within the stunning development of the Grade II* Listed Bretby Hall.

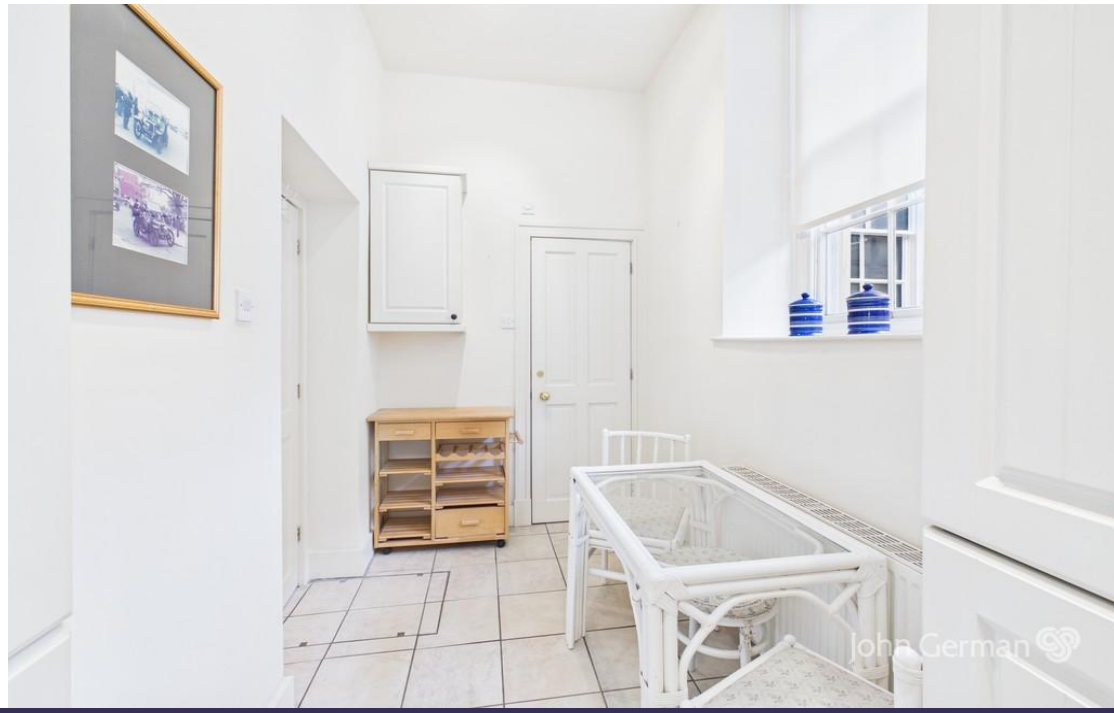
There are two allocated parking spaces and beautiful well established gardens, walled on one side and gravelled with a paved terrace for an easier approach to gardening.

The front door opens into a welcoming hall with stairs off to the first floor and a door opening into a substantial lounge/dining room with windows framing garden views. The fireplace adds a focal point and there is a useful understairs cupboard. The breakfast kitchen is well appointed with plenty of units, plus space for appliances and a breakfast table. Windows frame views of Bretby Hall's courtyard. Completing the ground floor is the guest WC. There is plenty of space upstairs as well. Bedroom one is a large double with a dressing room and ensuite. Bedroom two is also a good sized double with an ensuite shower room. The landing also has a useful storage cupboard.

Agents notes: There is a gated shared path to the property. A neighbouring property has access across the garden to their property.
The property is Grade II* Listed & situated within Bretby's conservation area.
Tenure: Leasehold - Lease commenced December 2002 with a term of 999 years. We understand the current service charge is in the region of £1800 per annum.
(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: Allocated parking for two cars
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/20042026
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.



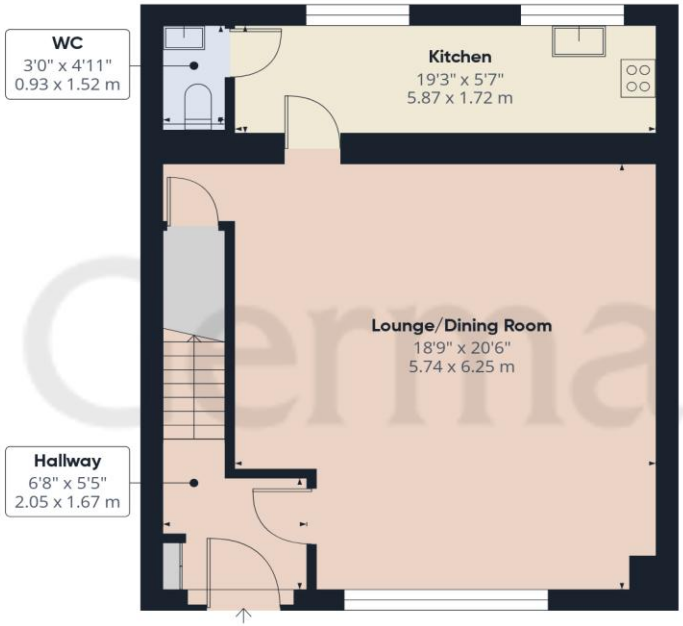



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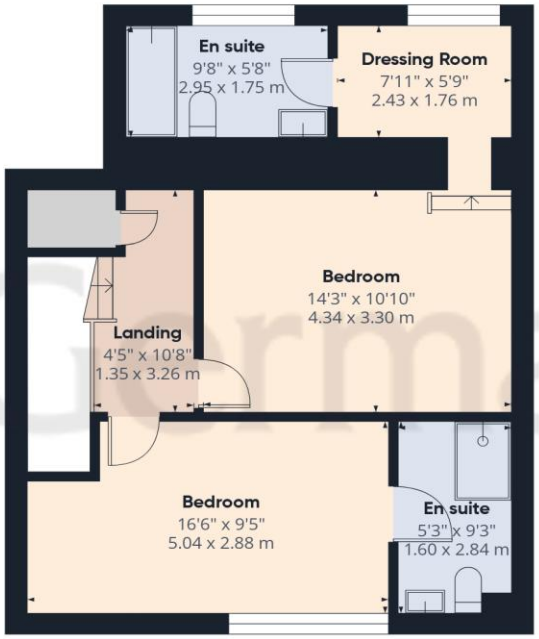

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Ground Floor



Floor 1



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Approximate total area(1)

1095 ft²

101.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360









Agents' Notes

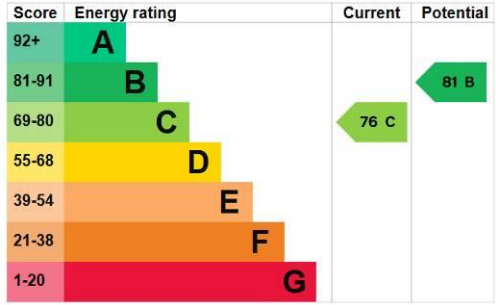
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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