

Bretby Lane

Bretby, Burton On Trent, DE15 0QN

John 
German





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Guide Price £389,950

This late 1920's home with spectacular far reaching views offers a superb opportunity for a project, having the benefit of no upward chain and planning permission to create a four bedroom family home with stunning open plan living dining kitchen in a highly regarded location.



This late 1920's home enjoys a fabulous position on Bretby Lane affording spectacular views from the rear, together with the benefit of planning permission to extend and improve, perfect for buyers seeking a project opportunity to use their imagination and create their dream home.

Currently a three bedroom home of good proportions with two reception rooms and conservatory/garden room framing views to the rear, planning permission was granted in 2021 (ref: DMPA/2021/1335) to extend this superb home with proposed plans showing; reception hall, open plan living kitchen dining room perfect for modern family life together with two reception rooms, WC and an impressive first floor layout featuring four bedrooms with a superb master suite including dressing room and en-suite shower room.

The property itself is set behind a good expanse of front garden with driveway leading to the front entrance door which opens to the hall. As with most traditional homes the property features high ceilings throughout the ground floor with a door leading off to the dining room having a curved bay window with views to the front. There is also an impressive sized lounge filled with light from the deep curved bay window and French doors open into the conservatory/garden room with tiled floor throughout and views across the rear garden.

The kitchen is fitted with a range of base and eye level units with work surfaces over, space for a range style cooker, window and door to the rear. Off the kitchen is a particularly useful pantry with shelving and a covered canopy to the rear which gives access to an outhouse with plumbing for a washing machine and steps down to the rear garden where there is an outside WC.

On the first floor the landing has doors leading off to three bedrooms with a particularly impressive main bedroom having fitted wardrobes and drawers providing useful storage, as well as dual aspect windows with views to both front and rear. Bedrooms two and three are also generously sized and completing the accommodation is the family bathroom which is fitted with a three piece suite.

Outside to the rear the property has a good sized paved terrace ideal for outdoor dining. Beyond is a lawned garden with the wonderful far reaching viewings.

Viewing is highly recommended to appreciate the plot, position and potential on offer.

Note: The neighbouring property, 29 Bretby Lane has a garage that abuts the property.

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

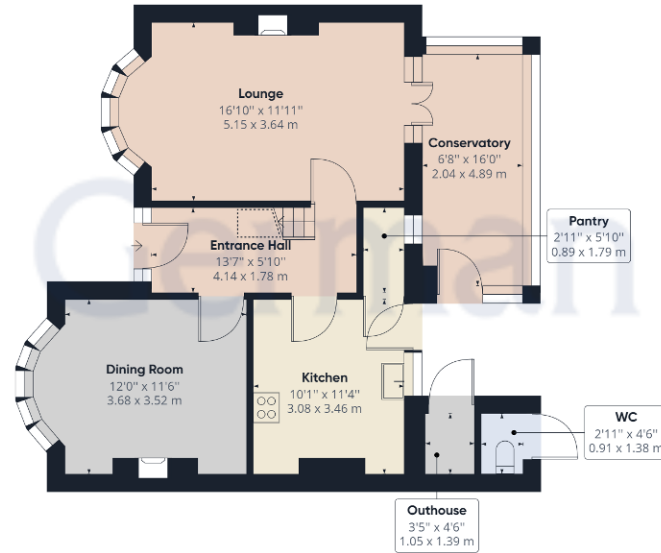
www.southderbyshire.gov.uk/

Our Ref: JGA/26012022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1259.05 ft²

116.97 m²

Reduced headroom

8.14 ft²

0.76 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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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		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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