

# Knights Place

Bretby, Burton-on-Trent, DE15 0PW

John German









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£579,950

**A fantastic detached residence having three reception rooms, a stunning high spec dining kitchen, 4 double bedrooms, a double garage and a large private garden.**





An L-shaped canopy approach leads to the front entrance door opening into the welcoming reception hallway that provides a wonderful introduction to this fantastic family home. Doors lead off to the ground floor accommodation and a turning staircase rises to the first floor.

A double glass panelled door opens into a stunning contemporary kitchen equipped with a range of high gloss dark oak cabinets along the back wall with an integrated oven and microwave in the middle. There is a granite top island fitted a range of contrasting base units, a wash basin, hob and extractor fan along with two adjustable breakfast bar chairs. The dining area has plenty of room for furniture and feature tiled floor that continues through double French doors into the day room with numerous windows incorporating double doors opening out to the garden, a perfect place to sit and relax.

The dual aspect family lounge is generously sized with ample space for seated furniture, a focal point fireplace at the end and a fantastic bay fronted window facing the front elevation. To the rear French double doors provide plenty of sunlight and practical access into the garden.

The dining room has ample space for a dining room table and chairs and double glazed windows either side.

Finishing off the downstairs accommodation there is a guest's bedroom fitted with a two-piece suite and a utility room which provides practical storage for house appliances, base units incorporating a sink and drainer plus an outer door.

To the first floor arranged around a well-lit landing are four double bedrooms and a family bathroom fitted with a four-piece suite complemented by modern wall tiling.

The master bedroom benefits from a Juliet balcony, its own spacious dressing room and an en-suite which is equipped with a three-piece suite including a walk through shower, and stylish tiling.

Outside to the rear, there is fantastic landscaped garden that is predominantly laid to lawn with an extended patio area along with wooden decking that makes the perfect spot for summer furniture. At the rear of the garden there are large wooden beam steps that take you down to a lower level garden which has a further decked area.

To the front a spacious bricked driveway provides parking for multiple cars leading to a double detached garage.

**Note:** The house is situated on a private road a management company currently in the process of taking responsibility of the Close, further details available on request.

**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.eastsaffsbc.gov.uk](http://www.eastsaffsbc.gov.uk)

**Our Ref:** JGA/28102022









Ground Floor Building 1

Approximate total area<sup>(1)</sup>

2280.33 ft<sup>2</sup>

211.85 m<sup>2</sup>



Floor 1 Building 1

(1) 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.

GIRAFFE 360





## 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

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**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		84   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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