

Ashby Road East

Bretby, Burton-on-Trent, DE15 0PT

John German





HONEYBUN COTTAGE

Ashby Road East, Bretby, Burton-on-Trent, DE15 0PT

Offers over £325,000

A well presented and spacious cottage boasting a wealth of character throughout, complimented by modern internal finishes and décor.



This attractive cottage is situated off Ashby Road East set on the outskirts of Burton and benefits from excellent links with the nearby towns of Burton-on-Trent and Ashby-de-la-Zouch and the nearby M42 motorway gives access to the Midlands cities of Derby, Nottingham, Leicester and Birmingham. Burton's railway station provides direct links to Birmingham and London, and both Birmingham international airport & East Midlands are also within an easy commuting distance.

The property comprises entrance door opening into the spacious kitchen/dining area with a fitted kitchen having a matching range of base units with wooden worktops over, tiled splashbacks, inset ceramic sink with tap over, range cooker, fireplace with brick built surround housing a log burning stove, tiled flooring, ceiling with exposed beams, large under-stairs storage cupboard, door off into the inner hallway and an opening into the rear hallway.

The useful utility room has space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas central heating boiler and a door out to the rear garden.

From the rear hall there is a door off into the guest WC and stairs rising to the first floor landing.

From the inner hallway there are doors off into snug which is a fantastic versatile space which could be utilised into a ground floor fourth bedroom, double doors opening into the sun room offering views of the surrounding countryside and the cosy living room which has a window to front aspect, two windows to side aspect, log burning stove, both wall and ceiling light points and laminate wooden effect flooring.

Upstairs, there is a carpeted landing with a Velux window to rear aspect and doors leading off to the three bedrooms and family bathroom.

The spacious master bedroom has windows to front and side aspect, fitted bedroom furniture with a range of wardrobes and a dressing table.

There are two additional generously sized bedrooms and the impressive family bathroom which comprises double shower cubicle with tiled surround and rainfall shower, jacuzzi style bath, low level WC, wash hand basin, chrome heated towel rail, bathroom mirror, and a Velux skylight.

Outside to the front of the property is a low maintenance paved patio seating area with views overlooking the surrounding open countryside. To the rear of the property is the recently landscaped, fully enclosed garden with two patio seating areas ideal for summer entertaining, lawned gardens, well stocked flower borders and a variety of plants and shrubs. To the rear of the garden is a parking area providing off-road parking for up to 3 cars.

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/24042023

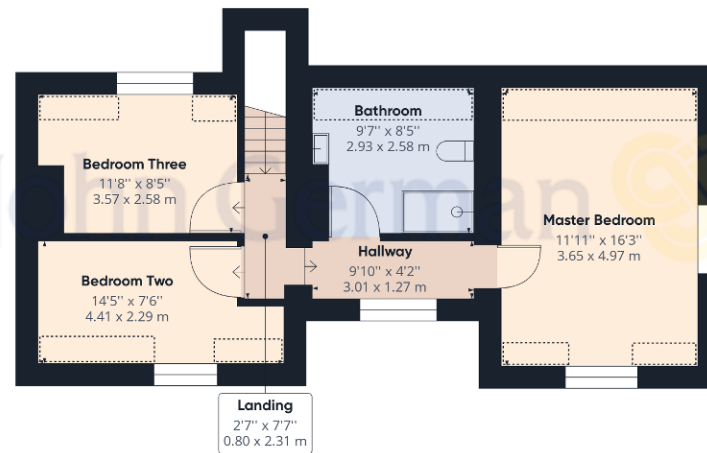
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1310.18 ft²


121.72 m²

Reduced headroom

76.78 ft²

7.13 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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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