

# Ashby Road East

Bretby, Burton-on-Trent, DE15 0PS

John   
German









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Offers over £450,000

This unique character home is not one to be missed. Tucked away off the main street this stunning home overlooks the golf course and is set amongst trees. This home has been renovated and will tick all of the boxes for a family, features include multiple reception rooms, deluxe kitchen, parking for multiple cars and gardens with fantastic views. Located close to local schools, eateries and the property has great public transport routes nearby.



As you enter through the front gates into the large front courtyard you notice a sense of space, there is room for a table and chairs as well as grass for the children to play as it is all secure.

Into the home you come to the front porch area, there is in built storage and a downstairs cloakroom. The huge open plan kitchen/dining room is located at the front of the home. The kitchen consists of masses of storage, large sink, stone worktops, a selection of in-built appliances and a large island unit with seating. The kitchen also benefits from views to the rear gardens and timber floors.

There are two separate reception rooms, one of which could be used as a fourth bedroom if required. The one on the left of the kitchen overlooks the rear gardens and has a feature fireplace and dark cosy décor.

The main living room is located to the right-hand side of the kitchen, this room benefits from timber floors, log burner and access to the rear gardens through double doors.

The first floor consists of two secondary bedrooms, a family bathroom and master suite.

The two secondary bedrooms are both very generous and will accommodate a double bed, one is carpeted and the other having timber floor, they both overlook the rear of the home and have lovely views. They both also feature built in wardrobes.

The family bathroom is very spacious and features a separate shower, standalone bath, vanity sink and WC. It also benefits from neutral décor and feature panelling.

The master bedroom is a hotel style suite, it features its very own dressing room, the bedroom itself benefits from feature panelling and modern décor, the ensuite is to the side which features a walk-in shower, vanity sink and WC.

Outside, the rear gardens are a real feature of the home, they consist of a paved patio area and an extensive lawn. They overlook the 16th tee and have lovely views over the golf course.

There is also a secondary garden which fronts on to the parking area, it is currently lawned and would make an ideal place for children to play or potentially converted into more parking if needed.

**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)

**Our Ref:** JGA01122023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

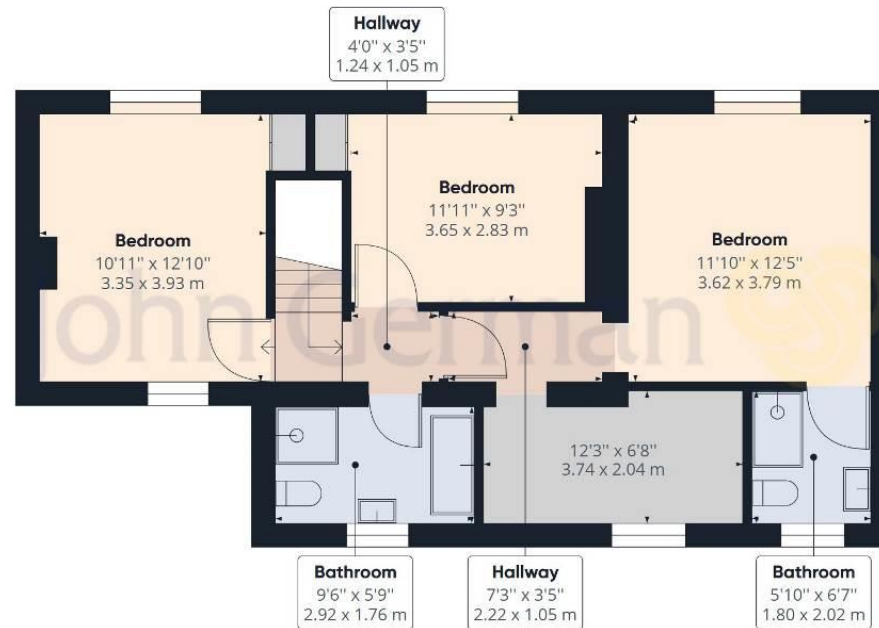








Ground Floor



Floor 1

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

1337.00 ft<sup>2</sup>

124.21 m<sup>2</sup>

(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.

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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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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