

Ashby Road

Bretby, Burton-on-Trent, DE15 0LQ

John 
German





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£325,000

Set on an amazing garden plot with views is this exceptional semi detached family home with substantial and extended accommodation including 4 bedrooms, a superb refitted kitchen, garden room, bathroom and additional shower room.



Occupying a secluded position off a private drive serving just two properties is this highly impressive semi detached family home that has been extended and upgraded by the current owners with an equally impressive rear garden including a woodland section. From the front facing bedrooms there are outstanding views across Burton on Trent and beyond.

A front entrance porch opens into a good sized hall with stairs to the first floor, practical wood flooring and a useful understairs cupboard. To the rear is the impressive kitchen that has been refitted with an extensive range of units complemented by wooden block worksurfaces over. There are a range of appliances including a full height fridge, full height freezer, built in double eye level oven, dishwasher, washing machine and wine cooler. There are ceiling spotlights, tiled flooring, a rear facing picture window plus a full height window overlooking the courtyard garden to the side.

Off the kitchen is a large open plan living/dining room, the living area has a bow window to the front and a focal point fire surround whilst the dining area offers plenty of space for a table. This in turn opens through into a superb garden room/conservatory which is a perfect place to sit and take in the view over the rear garden, with a glazed roof, ceiling spotlights and access to the rear garden.

The property also has the benefit of a side entrance opening into a hall having a practical tiled floor, large built in double storage cupboard and access to a superb refitted shower room with glazed double shower enclosure, heated towel rail, contemporary vanity unit with inset wash basin and concealed cistern WC.

To the first floor the spacious master bedroom has fitted wardrobes and fabulous views over Burton and beyond. Bedrooms two and three are also generous doubles, one of which has a range of fitted bedroom furniture while bedroom four is a good sized single, currently used as a home office.

Completing the accommodation is a superbly appointed family bathroom with both a bath and separate shower cubicle, contemporary vanity unit with inset wash basin and concealed cistern WC, mirrored cabinet, tiled walls, towel radiator/rail and ceiling spotlights.

The property stands on an exceptional garden plot with paved terrace, ideal for outdoor dining and extensive lawns surrounded by established beds and borders. At the top of the garden there is an additional seating area and a block paved path rises up to a woodland area. To the side is a courtyard style garden that also has access to the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC 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: East Staffordshire Borough Council / Tax Band C

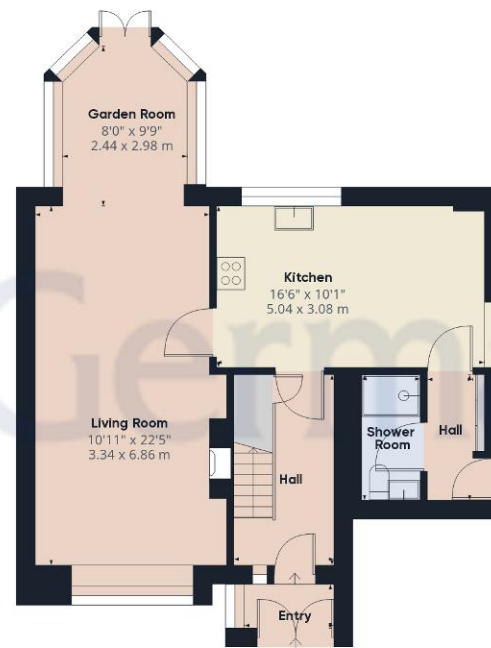
Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/06022024

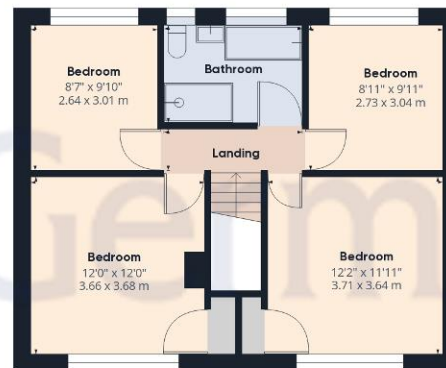
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1257.97 ft²
116.87 m²

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

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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		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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