

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QN

John 
German



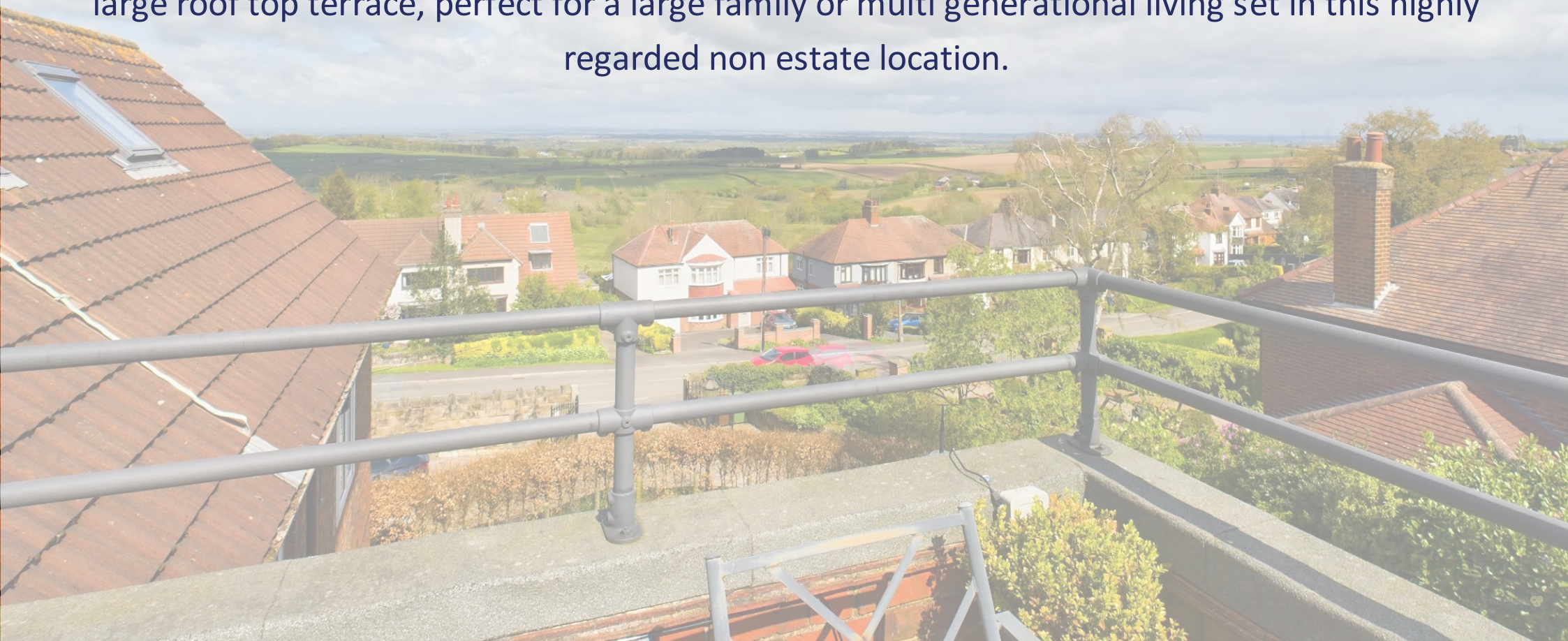


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£700,000

A substantial and outstanding Edwardian home of character standing on a wonderful 0.25 acre garden plot offering an abundance of space with an upgraded interior and a feature large roof top terrace, perfect for a large family or multi generational living set in this highly regarded non estate location.



This exceptional Edwardian detached home has a wealth of character together with a stunning modernised interior ready for a buyer to move into. It is perfect for those needing a large amount of space internally and externally with grounds extending to 0.25 acres including extensive lawns and a large driveway with electric gates plus a feature rooftop garden enjoying far reaching views over Derbyshire and Staffordshire countryside.

Step inside a glazed porch with tiled floor and a door opening into the reception hall with stairs to first floor with a useful understairs alcove. On your left is the lounge which is a lovely room that takes advantage of the elevated position with a bay window framing lovely views over the front in addition to a side facing window pouring in more natural light. A fire surround houses a log burner providing a cosy feel.

Across the hall is the amazing open plan living/dining/kitchen perfect for families and entertaining with multiple windows to both sides providing plenty of natural light and a door leading to the outdoor terrace. The living area has a log burning stove and high gloss tiled floor runs throughout the room. The superbly appointed luxury kitchen is equipped with a comprehensive range of units complemented by granite work surfaces and a matching central island has further units and incorporates a breakfast bar. Integrated appliances include a five burner gas hob, twin eye level ovens, dishwasher, wine cooler plus a sink and drainer and space for an American style fridge freezer. There is a walk-in pantry and a door out to the side.

Leading off the kitchen is a light and spacious conservatory that is currently used as a dining room but could be used as a garden/sitting room.

Also off the kitchen an inner hall has a large walk-in store/cloaks cupboard and door opening to the staircase leading down to the useful cellar providing excellent storage. Also off this hall is a lovely and cosy sitting room/snug with a brick chimney breast, window to the side and a door to a second staircase to the first floor landing.

A rear utility/boot room has a range of base and eye level units, work surfaces, ceramic sink and drainer, space for appliances, tiled floor, window to side, fitted storage cupboard housing the gas central heating boiler and door to the rear paved terrace.

To the first floor a large L-shaped landing leads to four impressive double bedrooms and a refitted shower room having a large shower enclosure, pedestal wash hand basin, WC, stylish tiled floor and walls, towel rail/radiator and window to the side. The master bedroom enjoys a triple aspect with outstanding across the countryside beyond the front garden and the rear facing bedroom has its own large en suite bathroom with corner panel bath, close coupled WC, period style wash basin with mirror over.

On the second floor there are three further rooms that could be used as bedrooms, sitting rooms or office/s. Leading off one of the rooms is a door opening out to one of the highlights of this home - the superb rooftop terrace featuring spectacular views over surrounding countryside.

The superb garden plot has a paved terrace leading directly off the kitchen where there is a hot tub (available by separate negotiation) with pergola over. Decked steps rise up to a raised deck with some timber outbuildings providing excellent entertaining space. Beyond the terrace are extensive lawns, beech hedging, display beds and gravelled borders.

To the front electric gates open to an expansive driveway providing plentiful parking.

As the property has two staircases it would suit those seeking a property for multi generational living offering the potential to create an annex (subject to the usual planning permissions).

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

Property construction: Standard

Parking: Drive

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: South Derbyshire District Council / Tax Band G

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

Our Ref: JGA/24042024

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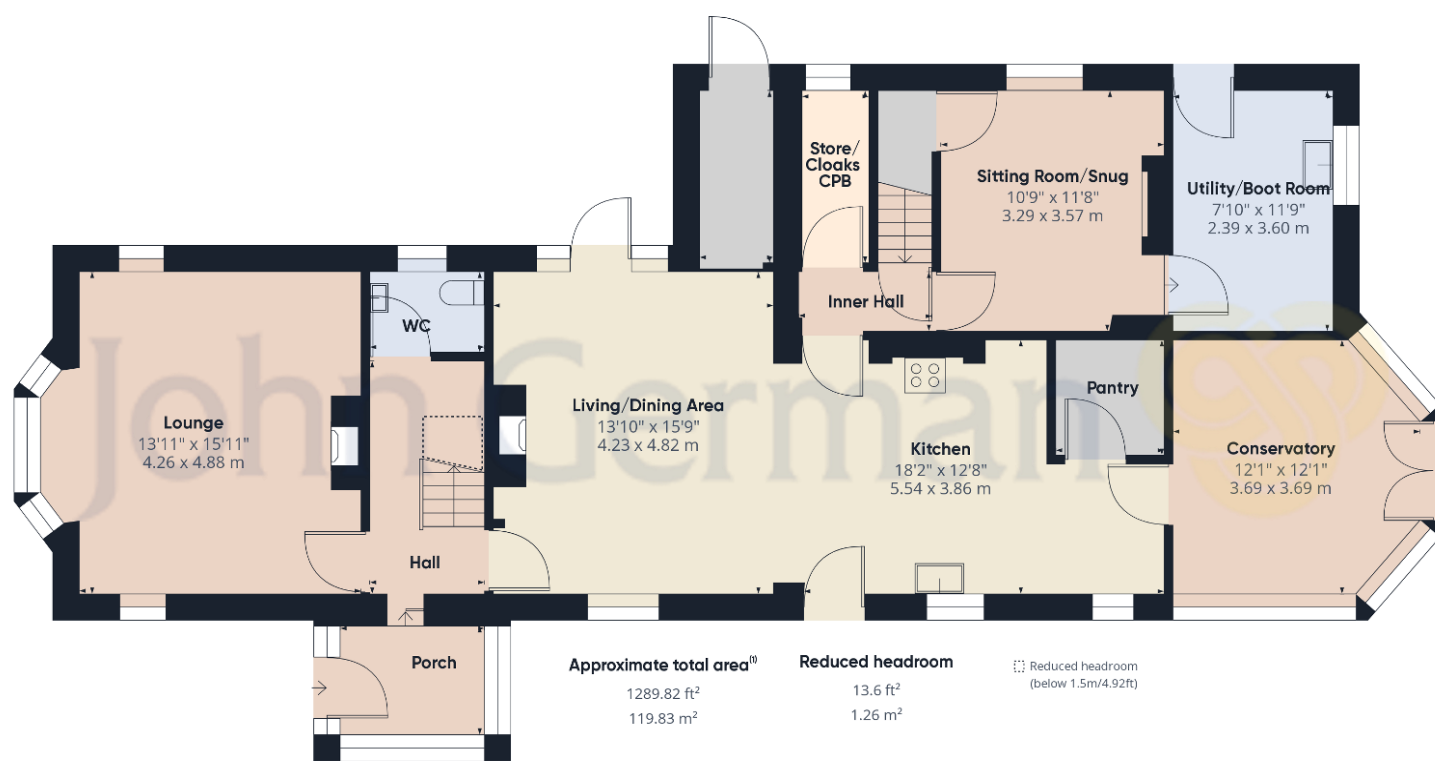






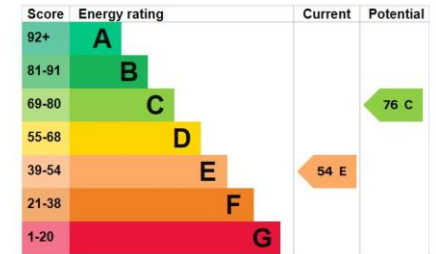
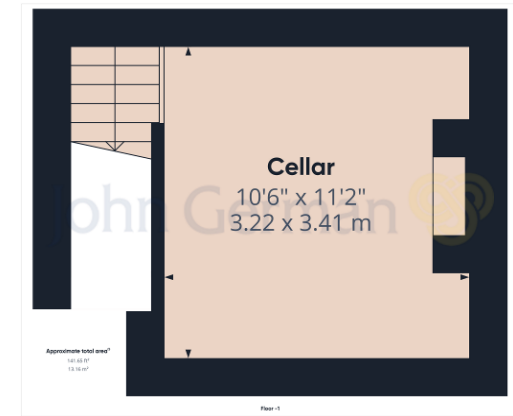
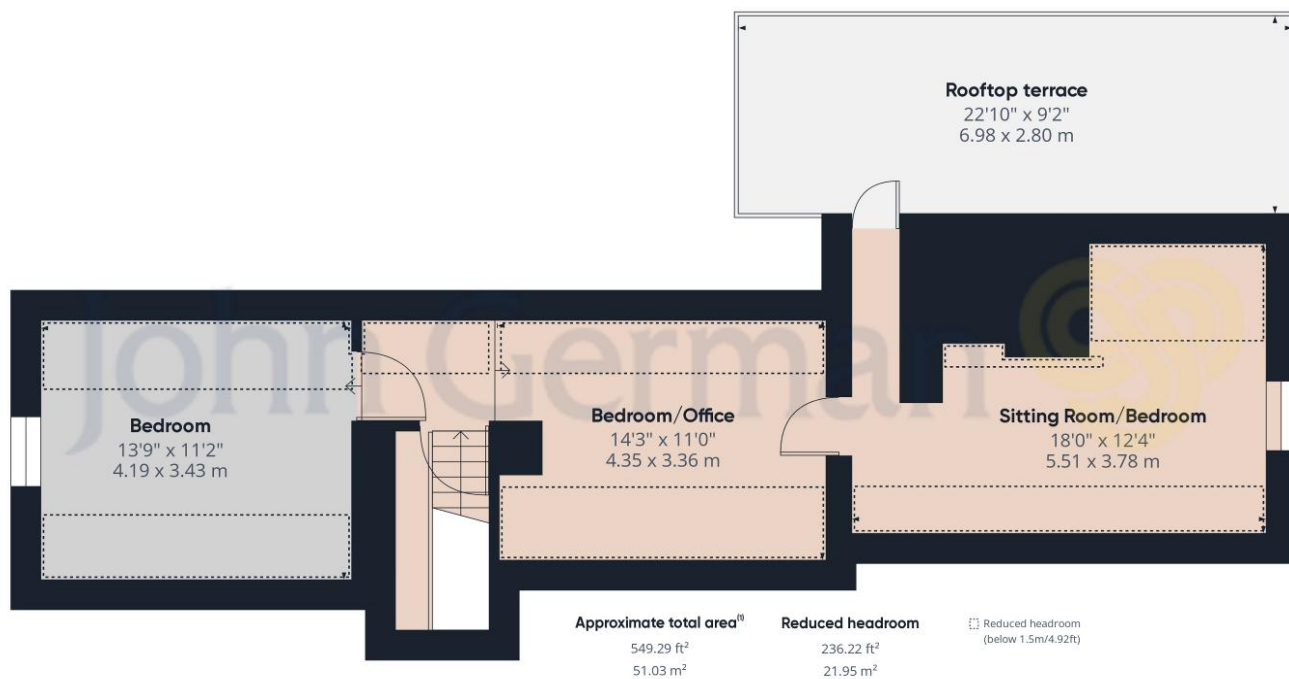






Approximate total area⁽¹⁾

971.99 ft²



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.

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