

# Townfarm Bungalow

Bretby, Burton-on-Trent, DE15 0RD

John   
German





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£800,000

A uniquely stylish individual single storey residence in an outstanding location enjoying uninterrupted far reaching countryside views to the side and rear with east, south east and west aspects.



This fabulous property has been completed with great style and verve to include a ground floor suite to comprise a living/kitchen, shower room and bedroom which would easily suite an extended family living situation.

There is a large central living/study space with stairs off and cloakroom WC having picture windows to the front, opening directly to a double glazed garden room having bifold doors leading into the garden and taking advantage of the far reaching views, together with a sumptuous master bedroom having a luxurious en suite bathroom. This section of the property all has gas fired zoned underfloor heating and has been finished to an exceptionally high standard.

There is a very spacious generous lounge having stone fireplace with inset log burner and lovely bay window overlooking the garden and enjoying the far reaching views. The adjoining hall way leads to a further cosy sitting room and adjacent separate dining room together with entrance porch having utility space and door leading into the very attractive and well refitted breakfast kitchen. The kitchen has an extensive range of solid oak base and wall units surmounted by granite worktops with granite upstands and inset double Belfast sink and mixer tap, tiled recess with inset Belling range cooker, tiled splashback and extractor hood with lovely oak side cupboards an over mantle, integrated fridge and slide out waste drawer, with curved ends and fronts to the base units. There is a solid oak dresser to match, oak windowsills to front and rear, tiled flooring and an internal door leading into the garage.

Off the hall is an attractive double glazed entrance porch with useful utility/storage cupboard. To the first floor, there is an additional bedroom/studio with en suite bathroom plus an additional attic space which could well lend itself to create further bedroom suite if required and from which there are glorious countryside views.

The property is approached via a driveway with electronic gates to an illuminated space leading to an extensive forecourt parking, garage and carport adjacent. The garage has an electric roller door and houses a gas boiler for the ground floor space, in addition to the second boiler located on the first floor.

The property is set within delightful gardens which lie to the south, east and west with a patio area, lawns, attractive borders and side garden all enjoying stunning open rural aspects and this area provides an ideal spot for the perfect evening G&T.

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

**Property construction:** Brick

**Parking:** Drive, garage & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL Copper wire

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](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/01052024

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Ground Floor



Floor 1

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

2943.64 ft<sup>2</sup>

273.47 m<sup>2</sup>

Reduced headroom

33.43 ft<sup>2</sup>

3.11 m<sup>2</sup>

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		



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