

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QP



Lovely traditional 1930's semi backing onto open countryside with lovely mature gardens to front and rear. Highly regarded address. Having been extended to the rear with the addition of a loft room providing potential for conversion to a lovely fourth bedroom subject to buildings regs.

£325,000



John German 

Having been in the family since the 1960's the property has been much loved and is now ready for its next chapter. Would suit buyers looking to make either just cosmetic improvements or for those with grander plans. The property is fully uPVC double glazed with a new combination boiler having been installed in 2021.

Entrance to the property is via a front porch with a further uPVC double glazed entrance door opening into the entrance hall. The entrance hall has original picture rails, uPVC double glaze windows to the front and stairs rising to the first floor landing with an under stairs WC fitted with a low flush WC with cistern mounted washbasin, tiling to half wall height, window to the side, fitted storage.

The bay fronted lounge is open plan to the dining room with picture rails and a feature fireplace. The dining room has a picture window looking out into the garden room and a glazed internal door leading out into the hallway.

The extended kitchen has been fitted with a classic range of base and eye level units with a glass fronted display cabinet, corning with integrated spotlighting, display shelving and an integrate cooker hood set over a slot in gas cooker, roll edge worksurfaces, an inset one and a half bowl sink unit with mixer tap, tiled splashbacks an integrated dishwasher, fridge and freezer and washing machine. The kitchen has double aspect windows and leads onto the garden room.

Also part of the rear extension this lovely sitting room has skylights and recently replaced patio doors that provide views and access onto the rear garden.

On the first floor stairs rise to the first floor landing which has a window to the side and a loft hatch with a pull down ladder giving access to the loft storage room which is fully plastered and carpeted with a dormer window overlooking the rear garden and spectacular far reaching views.

There are three bedrooms on the first floor the smallest of which is a single bedroom that has been most recently used as a study with a window overlooking the front elevation.

Bedroom one has fitted wardrobes and also overlooks the garden with those lovely views. Bedroom two also has a lovely view this time over the front garden.

Completing the accommodation is the family shower room is fully tiled and fitted with a corner shower enclosure, concealed flush WC and a vanity washbasin. There is loads of excellent storage, ceiling spotlights, chrome heated towel rail and window to the rear.

Outside the property is set well back from the road and partially screened by a lovely mature front garden being partly laid to lawn with impressive herbaceous borders featuring a wide range of planting ensuring year round interest and colour. The driveway provides ample parking as well as access to the carport at the front of the house where double doors provide access to covered parking and the rear garden.

The rear garden backs onto fields and is a lovely size having been developed over many years by an obviously keen gardener and is I believe deceptively easy to maintain having been divided into two main lawned sections accessed by a charming ornamental bridge. The borders are stacked with an impressive range of established plants and there is a sunny paved patio area adjacent to the rear of the property perfect for those summer barbeques.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 D

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

Our Ref: JGA01072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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