

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QP

John
German





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Offers in the region of £450,000

A charming three-bedroom semi-detached home that has been improved and upgraded, nestled in a sought-after area offering a spacious and versatile layout, perfect for families and modern day living complemented by an outstanding garden.



The sellers have done a remarkable job in creating a wonderful family home that will work for an array of different buyers. The property is finished to a show home standard throughout, with no expense spared in the work that has been done. With a meticulously finished kitchen/diner, stunning outside space to entertain and many more amazing features, this home is sure not to disappoint.

As you approach the property you are greeted by a beautiful oak door which opens up to a bright and inviting entrance hallway. To the left, you'll find a cosy lobby space, perfect to use as a reading nook or study. The hallway then leads to a spare reception room which is currently being used as a music room by the current sellers and is sound proofed for this reason. In this part of the home, you will also find the conveniently located WC.

Carrying on through the rest of the home and off the right of the main hallway, you will find the spacious living room which has a wonderful bay window to front that floods the room with natural light. The living room also features double doors that lead to the kitchen/diner. This L-shaped room lies to the back and is arguably the heart of the home having bi-fold doors opening up to beautifully to the rear garden, stylish wall and base units with quartz worktops above, three integrated fridges, two integrated freezers, integrated dishwasher and washing machine. The kitchen is also spacious enough to host a sizeable dining room table.

The staircase from the entrance hall leads to a central landing on the first floor providing access to three well-proportioned bedrooms, all of which can comfortably fit a double bed with ample bedroom furniture. The stunning bathroom has stylish wall tiling and a modern suite comprising a freestanding bathtub, walk in shower enclosure, wash hand basin and low-level flush WC. The bathroom enjoys stunning views of the fields to the rear.

The front garden of this attractive semi-detached home features a beautifully maintained gravel driveway offering ample off-road parking. The property is framed by mature hedging providing privacy and is complemented by a charming, oak-framed porch that adds to the home's inviting character.

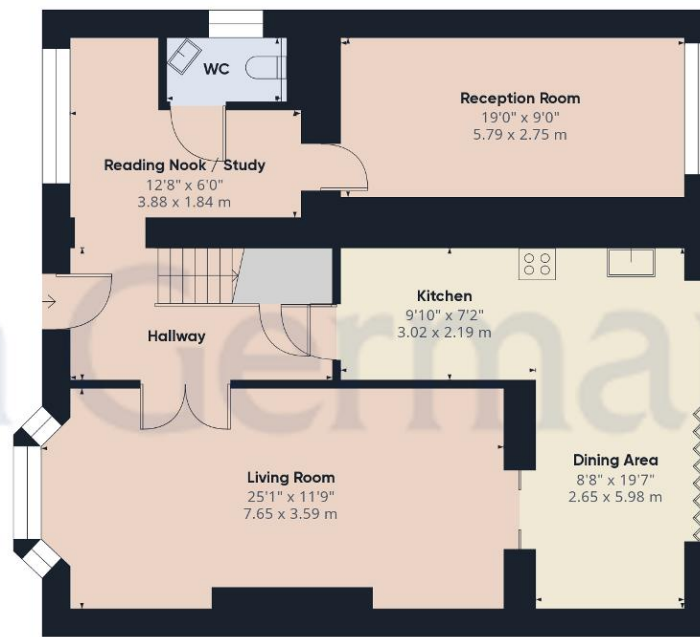
To the rear of this home, the sellers have created an absolute showstopper of a rear garden which enjoys not being overlooked from the rear. Access from the bi-fold doors off the kitchen lead you to a well-maintained paved area, perfect for al fresco dining or entertaining. The garden then leads onto a meticulously maintained lawn which follows onto an outdoor entertaining space. The sellers built an oak framed outdoor kitchen and have created an amazing area to relax and entertain, all year round. The space currently has been set up with a log burner and pizza oven (which are available by separate negotiation) and lighting throughout to entertain well into the evening. Pull down canvass covers ensure that this space can be used in all weathers, creating a cosy environment. In addition there is a wooden summerhouse.

Situated on Bretby Lane, this property enjoys the tranquillity of village life while being within easy reach of Burton-upon-Trent's amenities. Bretby is renowned for its beautiful countryside, providing numerous walking and cycling routes. The nearby A38 offers excellent transport links to major cities such as Derby and Birmingham, making it an ideal location for commuters. For families, the property is closely located to good schools, which include Newton Solney Infant School, Repton Primary School and Mercia Academy, Newhall, Abbot Beyne School and Burton and South Derbyshire College. This lovely home at 99 Bretby Lane is perfect for those seeking a blend of rural charm and modern convenience. Don't miss the opportunity to make it your own - contact John German today to arrange a viewing.

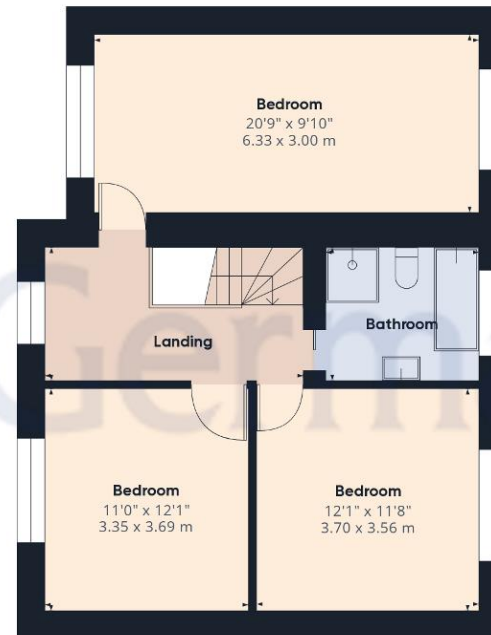
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre 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:** JGA/05092024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1545.37 ft²

143.57 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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