

# Ashby Road East

Bretby, Burton-on-Trent, DE15 0PS







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£240,000

Offered for sale with no onward chain is this lovely refurbished cottage, full of character but with a modern twist. Set in a tucked away semi-rural location backing onto the golf course with parking and a garage/home office. Perfect for first time buyers and families alike!





This traditional terraced cottage boasts a wealth of charm and character. Set in a secluded spot off an unadopted road, Ashby Road East is situated in the picturesque village of Bretby, offering a tranquil setting while remaining conveniently close to major towns and cities. The property benefits from excellent links with the nearby towns of Burton upon Trent and Ashby-de-la-Zouch. Although hidden away on Ashby Road East

The main entrance to the property is at the rear of the home. You enter the property into the utility room/cloakroom which is a useful space that sits adjacent to the kitchen. The galley style kitchen connects the entrance to the main living areas of the home. The modern fitted kitchen features matching wall and base units with laminate worktops above, tiled splashbacks, space for free-standing gas cooker with cooker hood above and a stainless steel sink drainer.

The rest of the ground floor living space in the property is versatile in its use. With two reception rooms that could both be used as living rooms. Alternatively, the reception room which sits next to the kitchen could be used as a dining room. The living room off the kitchen features a stunning inglenook fireplace with a functioning log burner and built in bespoke storage units. Off this living room, there is a door which leads to a cellar space. Following onto the next reception room, located at the front of the property, again is a great living space. With an external door leading to the front garden which overlooks the golf course and a central fireplace. Off this room, there are the stairs that leads to the first floor.

To the first floor, the home boasts two generous sized bedrooms. The master bedroom is a fantastic size and boasts wonderful views over Burton Golf Course, featuring a period style, cast iron fireplace. The second bedroom also features a cast iron fireplace and benefits from built in wardrobes. Stairs off the first floor then leads to the converted loft space. This is an absolutely brilliant space, again versatile in its use, the space would make an ideal home office or study but could be used as games room or play room.

Outside, adjacent to the entrance to the home is a brick built store room and an outside w/c. To the rear is where you will find the parking for the home. Sat in front of a wooden built garage/store room is space for two cars. The timber built garage/store room is a brilliant space for garden storage, with double doors to the front and is supplied with electric and lighting. Set behind the garage space is the garden for the property. Laid to lawn and enclosed by fence panels to the perimeter.

**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:** Off road parking & garage.

**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 A

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

**Our Ref:** JGA/27112024

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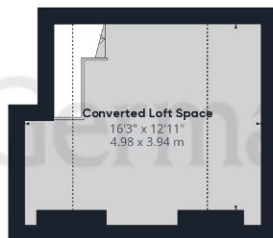




Ground Floor



Floor 1



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

946.68 ft<sup>2</sup>

87.95 m<sup>2</sup>

**Reduced headroom**

72.06 ft<sup>2</sup>

6.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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