

Bretby Lane

Bretby, Burton-on-Trent, DE15 0QN

John German



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£575,000

Located on the sought-after Bretby Lane in Burton-on-Trent, this extended executive-style detached home offers spacious living and a stunning rear garden—perfect for family life.

A truly impressive property that must be seen to be appreciated.

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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, Abbot Beyne School and Burton and South Derbyshire College. This lovely home is perfect for those seeking a blend of rural charm and modern convenience.

To the front is a beautifully maintained garden which has a great size lawn alongside a spacious driveway, providing off road parking for multiple vehicles.

The home opens up into a bright and spacious entrance hallway featuring the original parquet flooring, which gives access to all of the ground floor accommodation. To the front you will find the dining room with working open fireplace; this is a very versatile space that could be used as a separate reception room, play room, home office etc. Adjacent to the dining room is the modern living room with a feature gas fireplace, inbuilt shelving and bi-fold doors leading to the rear garden.

One of the standout features has to be the fitted kitchen at the rear which has a matching range of wall and base units, granite worktops, eye level double oven, five-burner gas hob with cooker hood above, inset sink and drainer, plenty of cupboard storage including pull-out pantry, and patio doors leading to the rear garden. The kitchen benefits from an adjoining large utility room with plumbing for a washing machine, space for a tumble dryer, and a stainless steel sink and drainer. The ground floor also features a convenient downstairs WC.

To the first floor landing, the property features four light and airy double bedrooms, all of which boast stunning views. The master bedroom is a brilliant space, being dual aspect and overlooking the long rear garden. The master bedroom also features a modern en suite with shower enclosure, wash hand basin and WC. The other three bedrooms then share a family bathroom, which has a bath with mixer taps and shower above, WC and wash hand basin.

The rear garden is a true showstopper. Accessible from both the living room and kitchen which open onto a spacious patio-ideal for relaxing or entertaining, and perfectly positioned to catch the sun throughout the day. Beyond the patio lies an extensive lawn, offering ample space for children to play. Beautifully enclosed with planted borders and enjoying a high degree of privacy, the garden is not overlooked by neighbouring properties, creating a peaceful and secluded space.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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 F

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

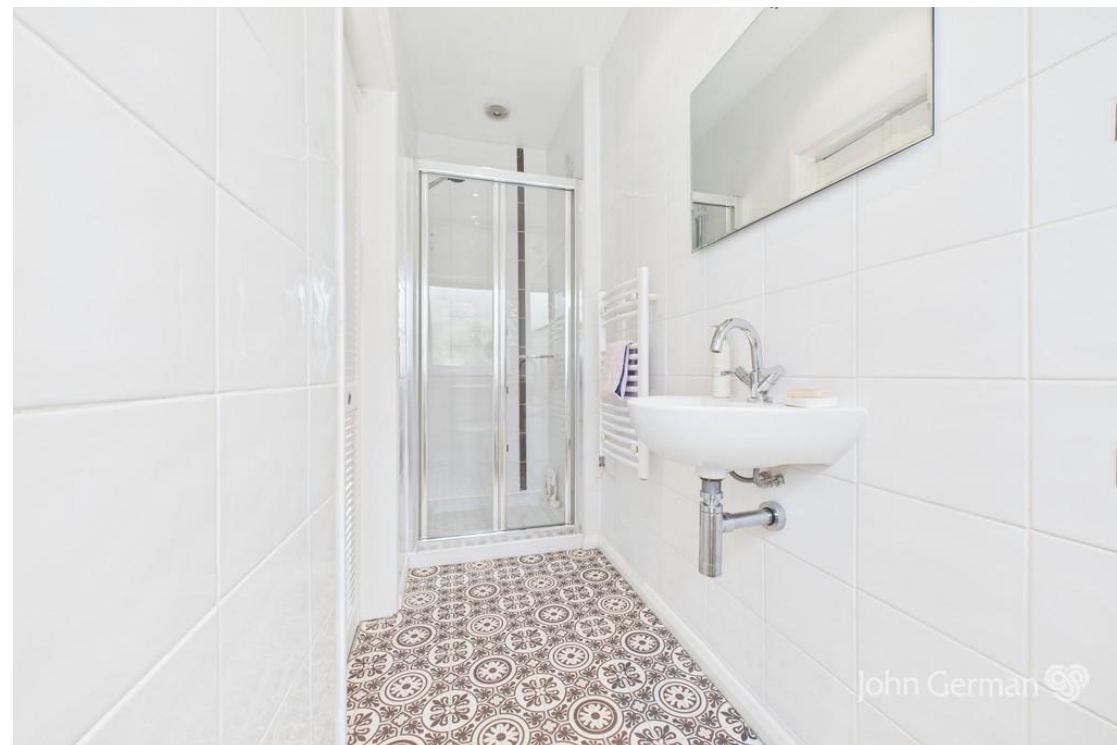
Our Ref: JGA/02072025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

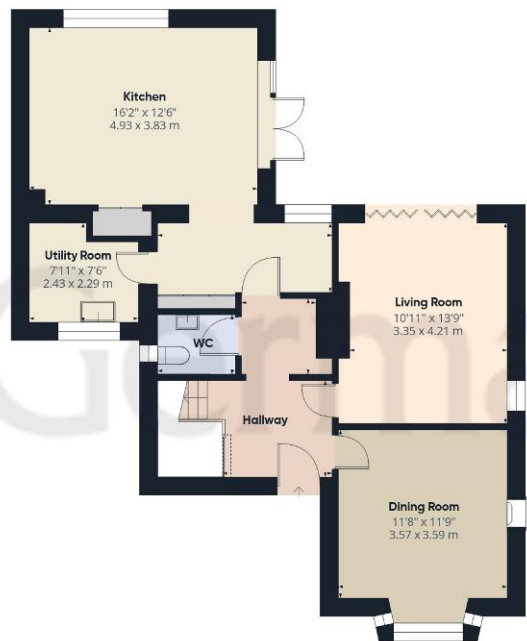












Approximate total area⁽¹⁾

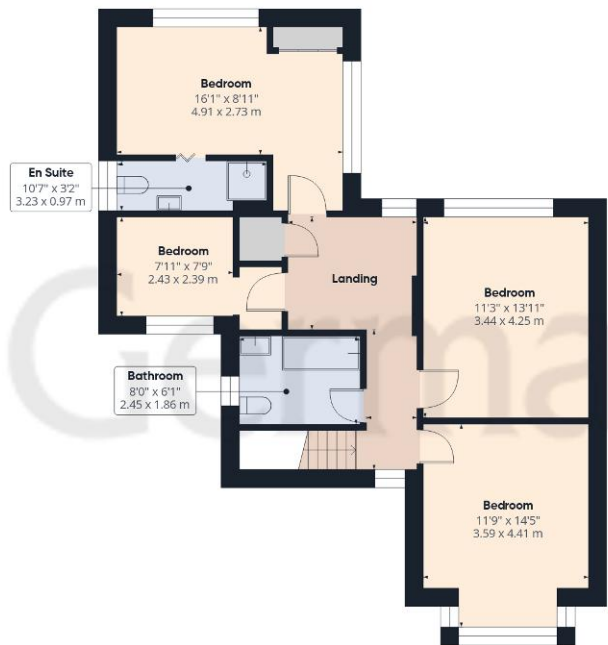
1526 ft²

141.7 m²

Reduced headroom

2 ft²

0.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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