

# Bretby Lane

Bretby, Burton-on-Trent, DE15 0QN

John German





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£500,000

Full of character and charm, this beautifully extended and modernised four-bedroom detached home, originally built in the early 1900s, offers a perfect blend of period elegance and contemporary comfort. Set on the highly desirable Bretby Lane in Burton-on-Trent, the property enjoys a peaceful semi-rural setting while remaining close to local amenities, reputable schools, and excellent transport links.



Upon entering, you are welcomed by a generous hallway with space for coats, shoes, and seating - a practical yet inviting introduction to the home. The central staircase divides two spacious front reception rooms. To the right, the main living room features a large front-aspect window allowing plenty of natural light and a charming feature fireplace that creates a cosy focal point. To the left, an equally impressive additional reception room provides versatility, ideal for use as a formal sitting room, games room, or family living space.

Stretching across the rear of the property, the open-plan kitchen diner is a true highlight. The shaker-style kitchen is fitted with a range of wall and base units, a double eye-level oven, gas hob, extractor fan, integrated dishwasher, and dedicated space for a washing machine. Expansive worktops extend into a stylish L-shaped breakfast bar, providing casual dining or entertaining space. The kitchen overlooks the rear garden, offering a picturesque view while cooking or hosting. The dining area comfortably accommodates a large family table and chairs, creating the perfect setting for family meals or gatherings. Off this area, a practical utility space and downstairs WC provide additional convenience, with access leading directly out to the rear garden. A useful pantry and generous under-stairs storage further enhance functionality on the ground floor.

Upstairs, a spacious landing leads to four generously sized double bedrooms, each offering bright, airy accommodation and views of open fields or surrounding greenery. The principal bedroom features fitted wardrobes, a dedicated dressing area, and an en-suite shower room comprising a shower cubicle, WC, and hand wash basin. The remaining bedrooms are all exceptionally well-proportioned, easily accommodating double beds and additional furnishings, making them perfect for family living or guest accommodation. The family bathroom serves these bedrooms and is beautifully fitted with a freestanding bath, a double shower cubicle, WC, and a vanity unit with hand wash basin.

Outside, the property boasts a fantastic garden - predominantly laid to lawn with two patio seating areas, mature borders, and hedging providing a private and tranquil outdoor space. To the front, there is ample driveway parking along with a well-kept lawn and access to the garage, which offers excellent space for a vehicle or additional storage.

Bretby Lane is one of Burton-on-Trent's most sought-after residential addresses, known for its mix of character homes and peaceful setting. The area enjoys a semi-rural feel with countryside walks nearby, yet remains within easy reach of Burton town centre, local shops, restaurants, and schools. Excellent road links to the A38 and A511 make it ideal for commuters travelling to Derby, Lichfield, or beyond.

**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 & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** (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](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/08102025

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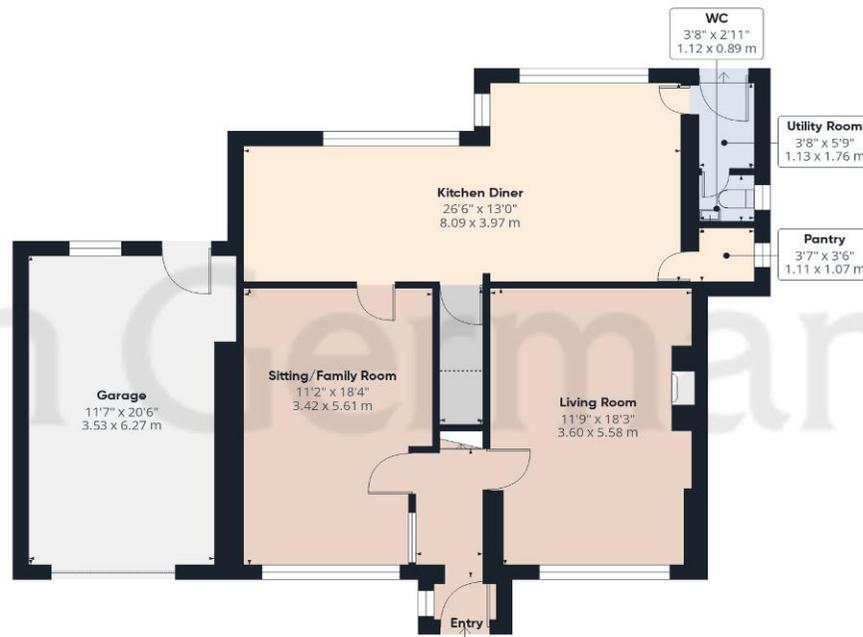
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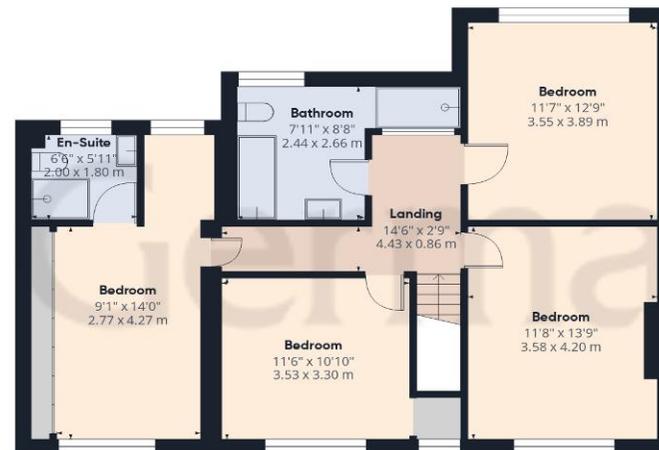
Ground Floor

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

1887 ft<sup>2</sup>  
175.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 m<sup>2</sup>



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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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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