



85 Bretby Lane, Bretby, DE15 0QP



Enjoying an enviable setting overlooking exceptional countryside views is this traditional 1930s home, benefitting from recently refurbished interiors, three good sized bedrooms and excellent outside space including ample parking, a double garage and generous gardens. Being offered with no upward chain, this charming semi detached home has received a number of recent upgrades to include refitted windows to the rear, a full rewire, new central heating system, refitted kitchen, refitted bathroom and new flooring throughout, with potential offered to extend over or convert the garage (subject to relevant permissions). The interiors comprise briefly reception hall, spacious sitting room, open plan dining kitchen, rear hall, utility space and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a modern family bathroom. Outside, the property sits on a generous and secluded plot having parking for a number of vehicles to the front aspect as well as access into the double garage. The rear garden is laid to an elevated terrace highlighting the idyllic views to the

rear, and generous lawns lead down to a summer house providing an ideal work-from-home space. The property is serviced by double glazed windows and mains gas central heating.

The property lies on the rural outskirts of Bretby, a desirable setting overlooking idyllic open countryside and benefitting from convenient access to local amenities and commuter links. A short drive takes you to the market town centre of Burton on Trent where shopping centres, supermarkets, pubs, restaurants and various other leisure and convenience facilities can all be found, and the property lies within the catchment area for Newton Solney Infants and Repton Primary School which feed into William Allitt High. Bretby is ideally positioned for commuters, allowing for convenient travel along the A38, A511, A444 and M42, and a rail station in Burton on Trent provides direct links to Birmingham and Derby. The International airports of Birmingham and East Midlands are also both within an easy drive.



- Traditional Semi Detached Home
- Offered with No Upward Chain
- Exceptional Countryside Views
- Beautifully Refurbished Interiors including Rewire, CH System & Rear Windows
- Spacious Sitting Room
- Open Plan Dining Kitchen
- Reception Hall & Rear Hall
- Utility Space & Cloakroom
- Three Good Sized Bedrooms
- Ample Parking & Double Garage
- Generous Gardens with Summer House
- Panoramic Views towards Peak District

**Reception Hall** 3.62 x 1.86m (approx. 11'10 x 6'1)

A traditional arched entrance door opens into the hallway, having laminate flooring which extends into the kitchen, stairs rising to the first floor accommodation and a door opening into:

**Sitting Room** 4.34 x 3.63m (approx. 14'3 x 11'11)

A spacious reception room having bay window to the front

installation of a working fireplace

**Open Plan Dining Kitchen** 5.99 x 4.17m (approx. 19'7 x 13'8) – max

Having been remodelled and refitted to a superb standard, the **Kitchen** comprises a range of wall and base units with wood effect worksurfaces over, housing an inset sink with side drainer and a range of integrated appliances including dishwasher, microwave, fridge, freezer, double oven and induction hob with extractor above. There is a window to the rear allowing for the stunning views to be appreciated, and the worksurfaces extend to one side to create a breakfast bar. The **Dining Area** features impressive tall French doors again highlighting the rural aspect to the rear, and a door opens into a useful under stairs storage cupboard. A door opens into:

**Rear Hall**

Having a door leading out to the rear gardens and access into the garage/utility space. A further door opens into the **Cloakroom**, having fitted wash basin, WC and a window to the rear





Stairs rise to the first floor **Landing**, having loft access point and a window to the side. Subject to relevant permissions, there is a superb opportunity to extend over the double garage. Doors open into:

**Master Bedroom** 4.43 x 3.63m (approx. 14'6 x 11'10)  
A spacious double room having bay window to the front

**Bedroom Two** 3.68 x 3.17m (approx. 12'1 x 10'4)  
Another generous double room having window to the rear enjoying exceptional views

**Bedroom Three** 3.09 x 2.61m (approx. 10'1 x 8'6)  
A good sized third bedroom having window to the rear overlooking idyllic views



**Family Bathroom** 1.98 x 1.84m (approx. 6'5 x 6'0)  
Refitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with half tiling to walls, an obscured window to the front and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





### Outside

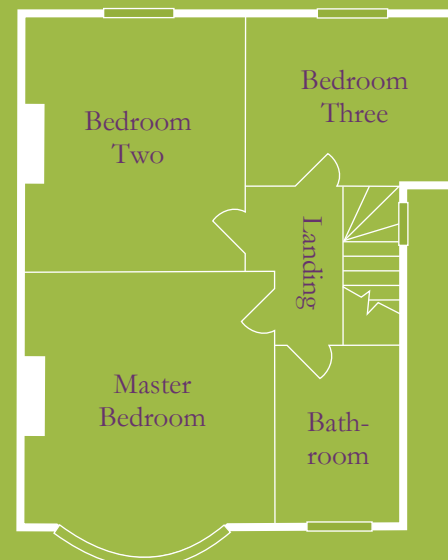
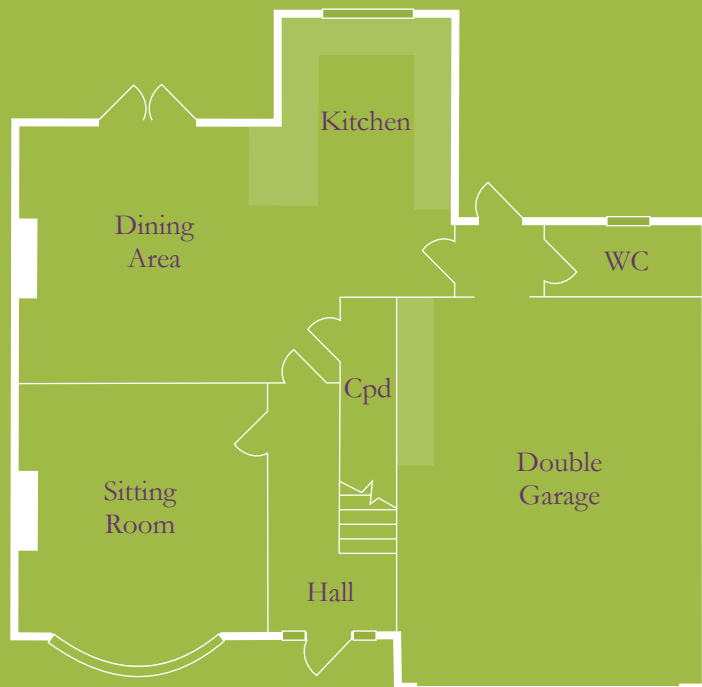
A block paved driveway provides off road parking for a number of vehicles as well as access into the **Double Garage** via an electric roller door. Mature trees and foliage provide privacy to the front aspect

**Double Garage** 5.57 x 4.44m (approx. 18'3 x 14'6)

Having power, lighting and a doorway leading into the **Rear Hall**. The garage houses a refitted **Utility Space**, having full height and base units, an inset sink with side drainer and an integrated washing machine

### Stunning Gardens

Extending to a generous size, the beautifully maintained rear garden is laid to an elevated terrace with steps leading down to the lower level lawns, all overlooking exceptional countryside views. A **Summer House** is set to the end of the garden offering an ideal work-from-home space, the garden shed is also included in the sale and the garden is bordered by a low fence highlighting the open rural aspect beyond



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.