NICHOLAS Humphreys ESTATE AGENT

SALES
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Bretby Lane, Bretby, Burton on Trent DE15 0QN

- BRETBY LOCATION
- DETACHED HOME
- THREE DOUBLE BEDROOMS
- LOUNGE DINER
- KITCHEN
- DRIVEWAY & GARAGE
- STUNNING VIEWS
- NO UPWARD CHAIN
- EPC RATING - E

£309,950

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An opportunity to acquire a three double bedroom detached residence occupying a popular location on sought after Bretby Lane offering impressive far reaching views to the front. The property benefits from double glazing and warm air central heating (Johnson & Starley gas heating) with accommodation comprising of wide entrance hall, cloaks wc, lounge dining room, kitchen and separate rear reception room. To the first floor are three bedrooms and a shower room. Outside, the property occupies an elevated position set up behind a well established landscaped fore garden with adjacent driveway and garage. There is a further well established garden to the rear. The property's location on Bretby Lane allows for easy access into Burton upon Trent where a full range of amenities are available. Offered with no upward chain. Call to view.

ENTRANCE HALL

Entrance door leads into the wide entrance hall with under stairs cupboard, warm air vent, cloaks wc, doors off and stairs lead up.



CLOAKS WC

With wc and vanity basin.

LOUNGE DINER

20'9" x 12'5" (6.10m'2.74m" x 3.66m'1.52m")

Spacious open plan lounge dining room, warm air heating vents, uPVC sliding patio style doors to front and rear.



FURTHER PHOTO



FURTHER PHOTO



KITCHEN

11'11" x 10'4" (3.35m'3.35m" x 3.05m'1.22m")

Selection of cupboards, wall units and work surfaces, single drainer sink unit, oven, hob, plumbing for washing machine, window to rear, door to rear, warm air vents and door leads to the rear reception room.



FURTHER PHOTO



REAR RECEPTION ROOM

Good size room could be a separate dining room or snug / play room having windows to side and rear, warm air vent.



FIRST FLOOR LANDING

Very wide landing having views over roof tops and countryside to the front, warm air vents and doors lead off.



FRONT VIEW



BEDROOM ONE

12'5" x 11'7" (3.66m'1.52m" x 3.35m'2.13m")

Double bedroom having fitted wardrobes, storage cupboard and window to the front, warm air vent.



FURTHER PHOTO

With bed removed.



FURTHER PHOTO

With bed removed.



BEDROOM TWO

11'11 x 10'5" (3.35m'3.35m x 3.05m'1.52m")

Again a double bedroom with fitted wardrobes and uPVC double glazed window, warm air vent.



BEDROOM THREE

11'8" x 9'7" (3.35m'2.44m" x 2.74m'2.13m")

Again a double bedroom with fitted wardrobes and uPVC double glazed window, warm air vent.



SHOWER ROOM

With shower cubicle, vanity wash basin, wc and window to side.



FURTHER PHOTO



OUTSIDE FRONT & GARAGE

Outside, the property occupies an elevated position set up behind well established landscaped fore garden with adjacent driveway and garage.



FURTHER PHOTO



REAR GARDEN

There is a further well established garden to the rear and having a raised low maintenance shailed sitting area.



FURTHER PHOTO



REAR OF PROPERTY PHOTO



First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.

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