





A substantial and well-proportioned five-bedroom detached family home extending to over 2,300 sq ft, occupying an enviable position on Bretby Lane with open aspects to both the front and rear. The property enjoys far-reaching views over open countryside and rolling fields, generous off-street parking, and highly versatile accommodation including five genuine double bedrooms, one of which is positioned on the ground floor with an adjoining wet room. With spacious reception rooms, a sociable kitchen diner, utility room and excellent bedroom sizes throughout, this is a superb home for growing families, multi-generational living or those seeking space both inside and out.



Accommodation

Ground Floor

The accommodation opens into a welcoming and wide entrance hallway with wood flooring and stairs rising to the first floor, setting the tone for the scale of the property. From here, doors lead through to the principal reception rooms and ground floor bedroom.

The living room is a particularly generous space, positioned to the rear of the property and featuring French doors opening directly onto the garden, allowing plenty of natural light and offering pleasant views across the lawn and beyond to open countryside. A central fireplace provides a focal point, making this a comfortable yet impressive main living space.

A separate dining room is situated to the front aspect, enjoying an open outlook and offering ample room for a large dining table, ideal for family meals and entertaining, currently used as a dual office.

The kitchen diner is fitted with a range of matching wall and base units with complementary work surfaces and tiled flooring. There is space for a dining table, making this a practical everyday family space, with double doors providing direct access to the rear garden and countryside views beyond. A useful utility room sits off the kitchen, offering further storage, worktop space and plumbing for appliances, along with external access.

Completing the ground floor is a fifth double bedroom, ideal for guests, extended family or home working, which benefits from its own adjoining wet room, providing excellent flexibility and future-proofed living. A separate WC is also accessed from the hallway.

First Floor

The first floor is equally impressive, with a large landing providing access to four further double bedrooms, all of which are well-proportioned and capable of accommodating double beds and bedroom furniture without compromise.

The principal bedroom is a standout space, enjoying open views to the rear over countryside, along with a dedicated en-suite shower room. Bedroom two is another generous double, also benefiting from open aspects, while bedrooms three and four are further well-sized doubles positioned to the front and rear respectively.

The family bathroom is fitted with a modern four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC, finished with tiled walls and flooring and designed to comfortably serve the upper floor accommodation.

Outside

To the front of the property is a driveway providing ample off-street parking for multiple vehicles, with an open aspect ahead ensuring a pleasant outlook and a sense of space rarely found on this stretch of Bretby Lane.

The rear garden is a particular highlight, being generous in size and mainly laid to lawn, enclosed by fencing and enjoying views across open fields and countryside. The garden provides an excellent space for families, outdoor entertaining or simply enjoying the rural setting, with patio areas adjacent to the house ideal for seating and dining.



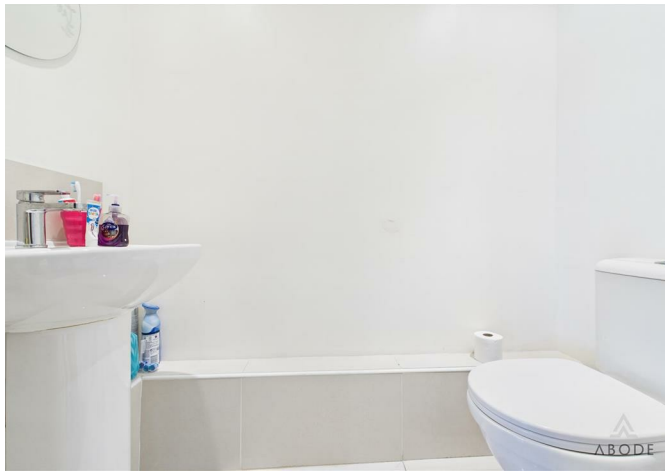
Location

Bretby Lane is a highly regarded and semi-rural location, offering the perfect balance between countryside living and everyday convenience. The property enjoys open views to both the front and rear, while remaining within easy reach of local amenities, schools and road links. The surrounding area provides access to scenic walks, countryside pursuits and nearby villages, with Burton and surrounding towns easily accessible for a wider range of services and transport connections.

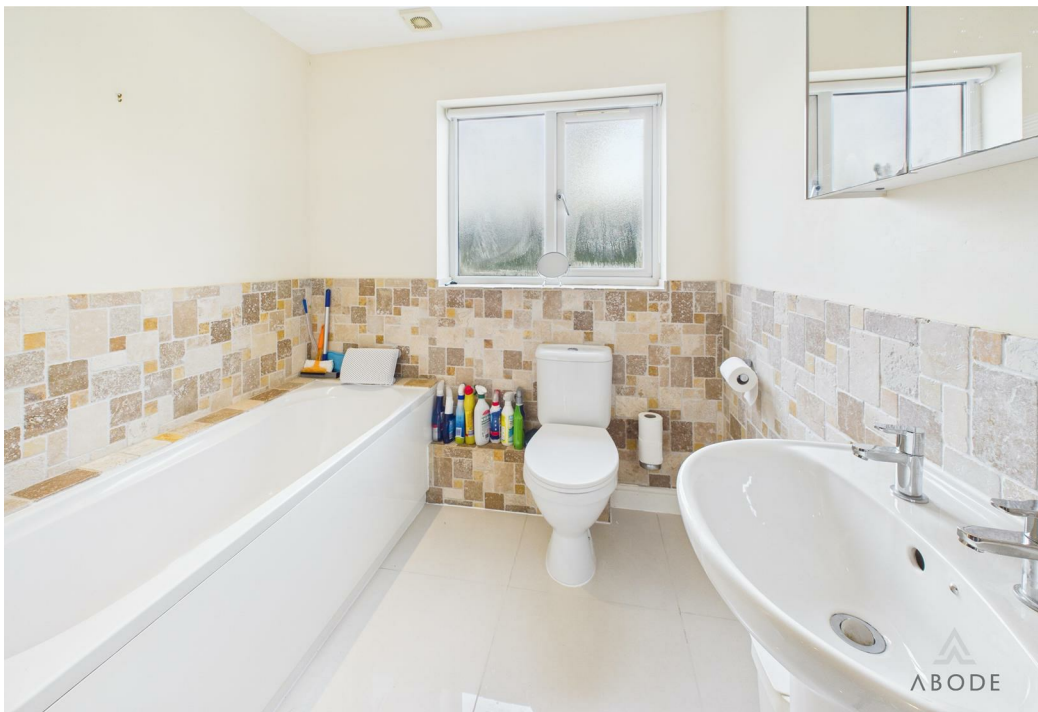


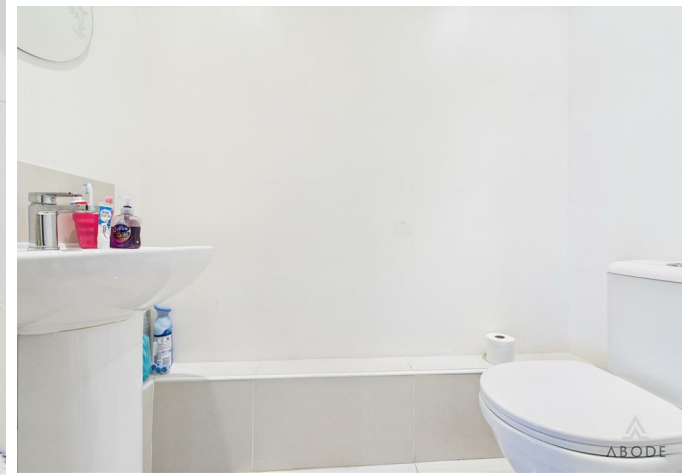


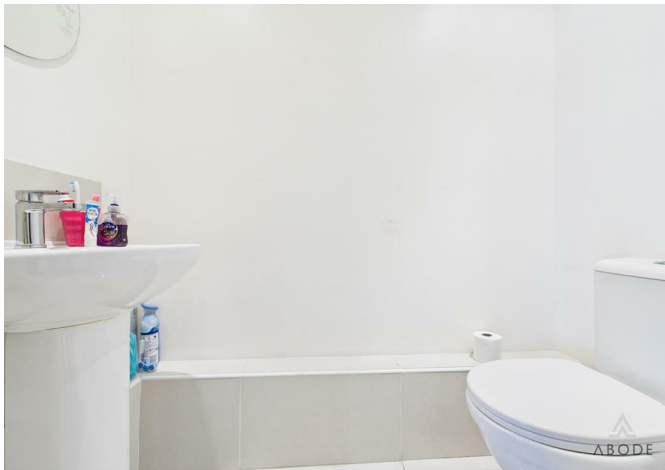






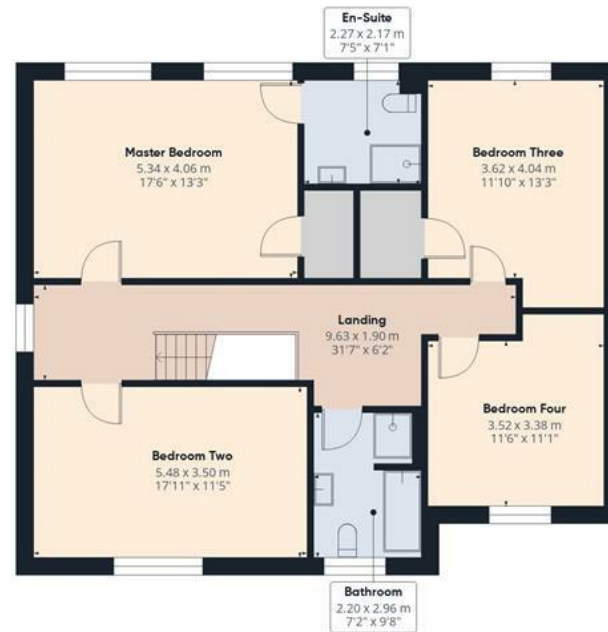








Floor 0



Floor 1



Approximate total area⁽¹⁾

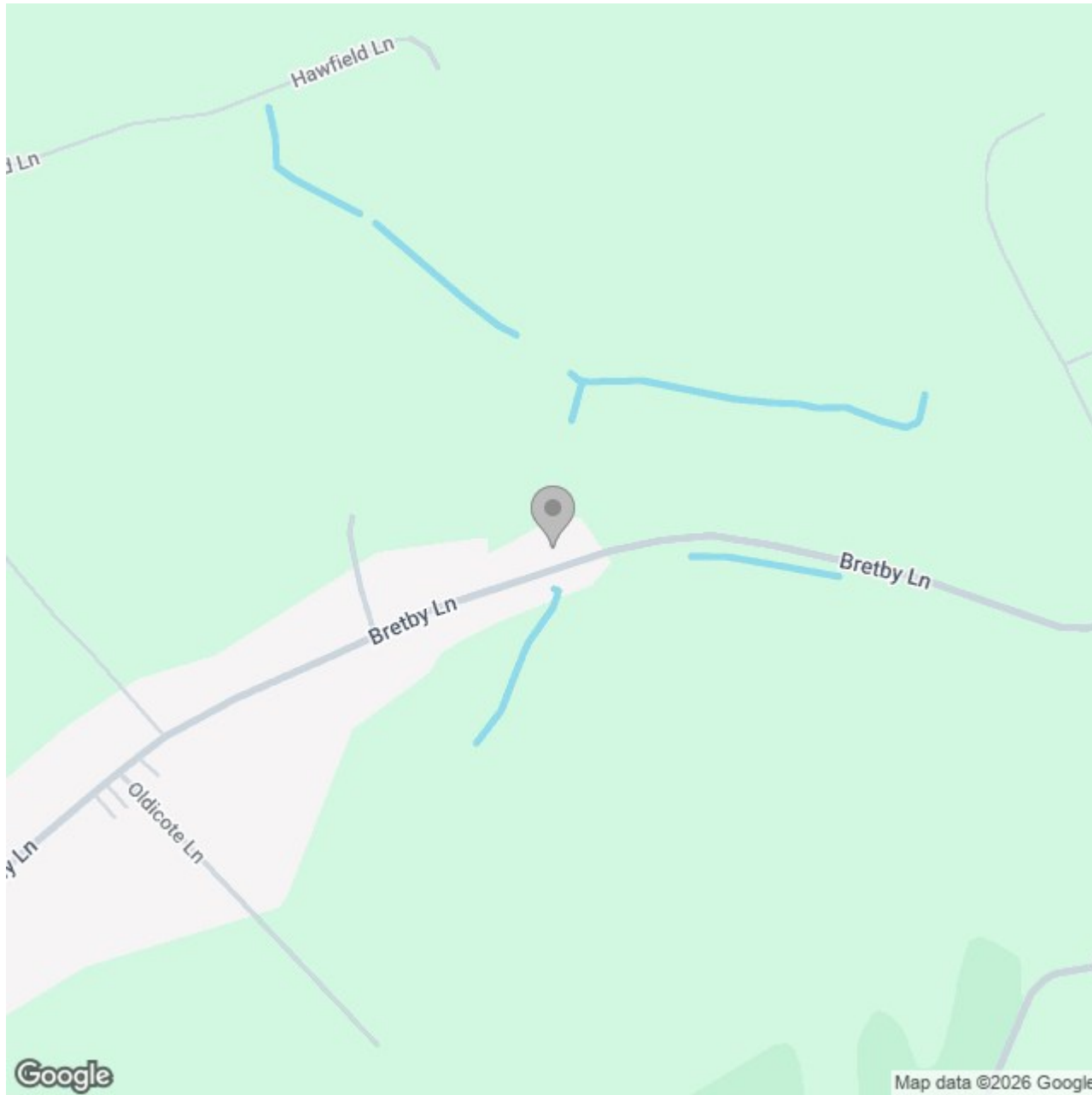
203.4 m²

2191 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	