

# Park Row

Bretby, Burton-on-Trent, DE15 0RL

John German





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£325,000

NO UPWARD CHAIN

**This beautiful home with wonderful Bretby Parkland views features an elegantly styled interior ready to move into in a charming setting in rural surroundings yet close to amenities with highlights including a stylish kitchen/diner, superb home office, living/dining room with views & a master suite with dressing room & ensuite.**

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Situated in a wonderful rural setting yet still in easy reach of amenities is this stunning mews style home enjoying fabulous views across fields and parkland located alongside historic Bretby Hall.

The charming setting combined with an exceptional and stylish interior that is ready to move into makes this home ideal for a variety of buyers wanting a peaceful location.

To the front lies a blocked paved double width drive and a blue front door opens into a welcoming hall where doors lead off and a high ceiling enhances the feeling of space, that continues throughout the house.

To the left is a well appointed home/study with feature full height fitted units adding plenty of storage and also houses a large freezer, along with a window framing views of the woodland opposite. This room would also make an occasional fourth bedroom if needed.

The stylish kitchen/diner offers a fabulous modern space ideal for entertaining fitted with a range of units with space for appliances plus a window framing woodland views. Double doors open into the highlight of the ground floor - the stunning light and airy open plan living/dining room with a fireplace and a window and French doors opening out to decking, perfect to enjoy the views beyond.

Completing the ground floor is the guest WC off the hall.

The first floor landing is of a good size with doors leading off. The master bedroom is the highlight on this floor featuring a large bedroom, superb views and with the luxury of its own dressing room and well appointed modern ensuite shower room which has been refitted.

Bedrooms two and three are both doubles with woodland views to the front and both share the use of an immaculate bathroom.

This peaceful and tranquil setting is still convenient being in easy reach of the nearby centres of Burton on Trent, Ashby de la Zouch, Derby and beyond. There are train services from Burton on Trent and a London service from Derby.

**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. There is an estate management fee of £40 per month to Hadrians Property Management.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre optic (150-200Mbps)

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

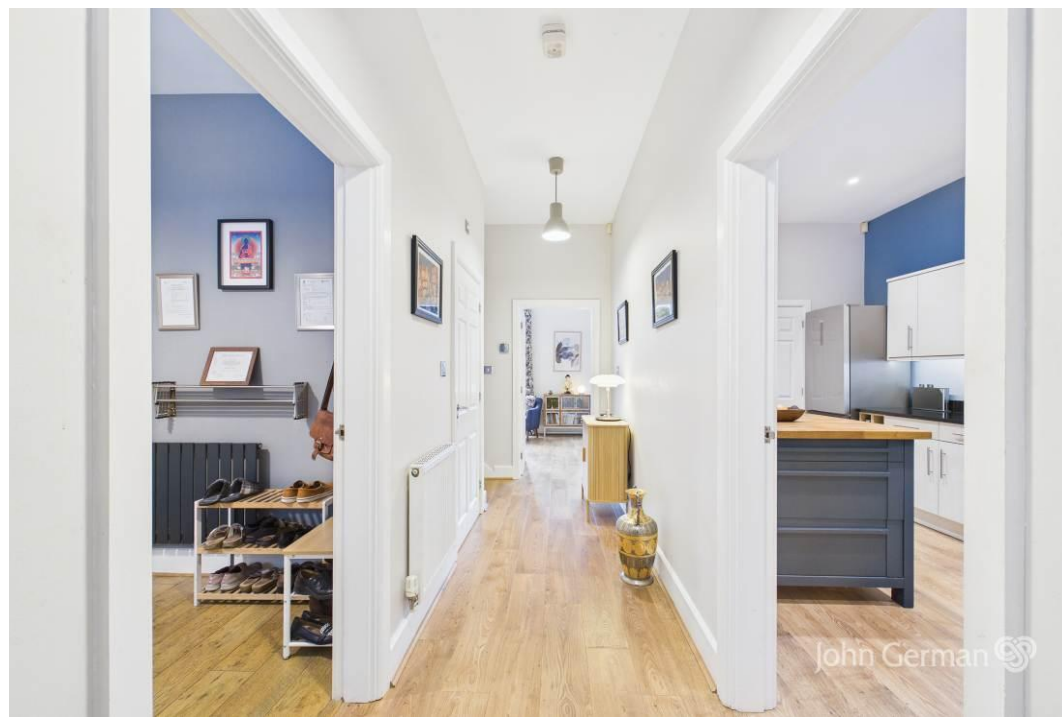
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03092026

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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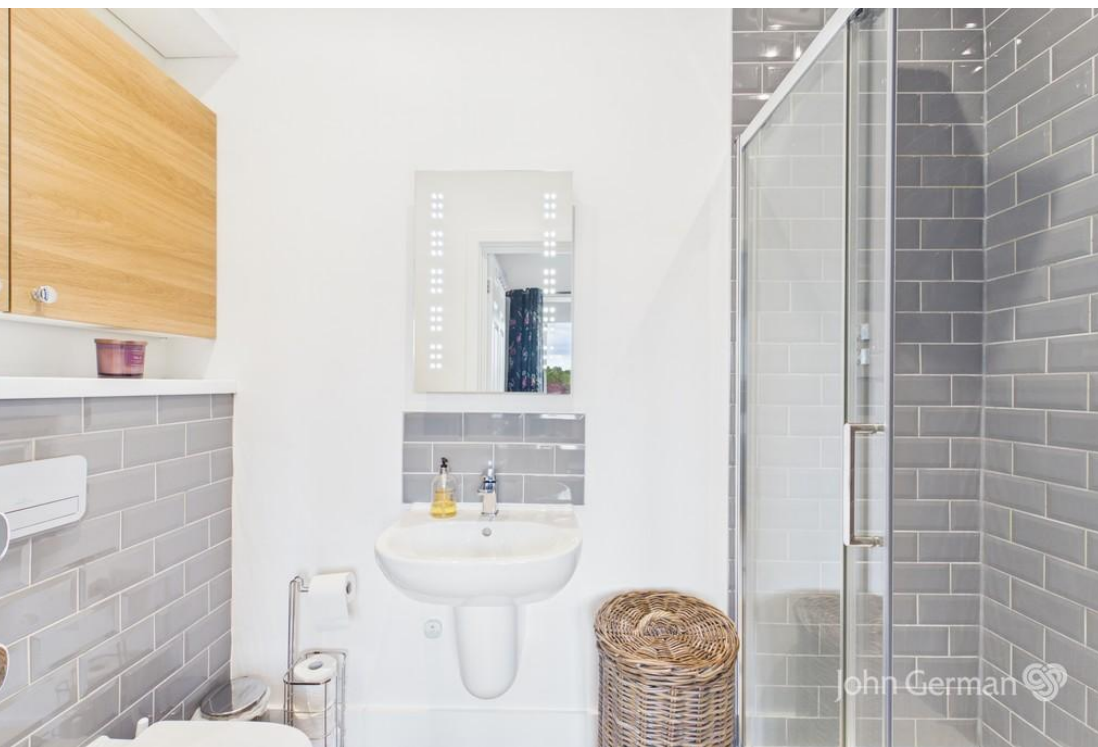






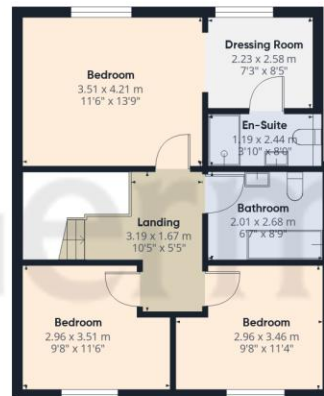








Ground Floor



Floor 1



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

112.6 m<sup>2</sup>

1211 ft<sup>2</sup>

**Balconies and terraces**

37.6 m<sup>2</sup>

405 ft<sup>2</sup>

(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



### 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.

### Referral Fees

**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             |         | 83 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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