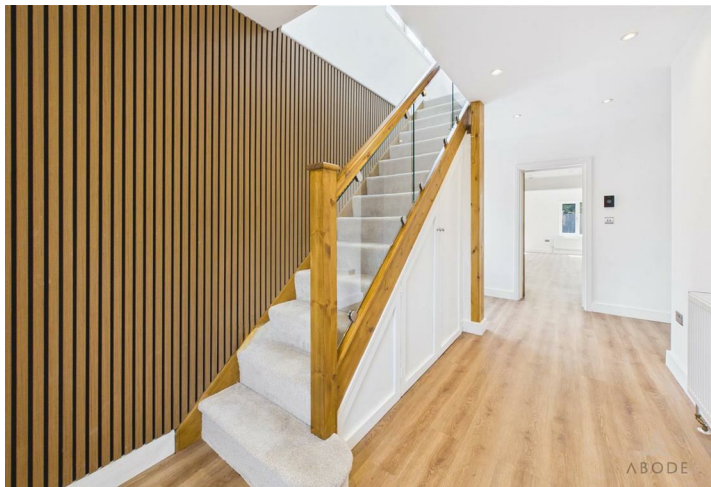






A beautifully refurbished detached home offering spacious and versatile accommodation, perfectly suited to modern family living. With an impressive open-plan kitchen, dining and living space, multiple reception rooms, three bathrooms and a stunning first-floor balcony accessed directly from the principal bedroom, this is a home that stands out from the rest.



ABODE
SALES & LETTINGS

Accommodation

The accommodation begins with a welcoming entrance hallway leading through to the heart of the home – a superb open-plan kitchen, dining and living area designed for everyday family life and entertaining alike. Flowing seamlessly from here is a further reception room, creating a fantastic additional living space while maintaining an open and sociable feel. To the front of the property is another versatile reception room which could easily be utilised as a home office, snug or fourth bedroom depending on your requirements. Completing the ground floor is a stylish shower room.

To the first floor, the generous landing gives access to three bedrooms and two bathrooms. The principal bedroom is a real highlight, benefiting from direct access onto a substantial private balcony overlooking the rear garden, creating the perfect spot to relax. It is also served by a luxurious en-suite bathroom featuring a freestanding bath. Two further bedrooms are complemented by a modern family bathroom.

Outside, the property enjoys a generous rear garden offering plenty of space for families, entertaining and outdoor enjoyment, with excellent potential for further landscaping if desired. The impressive first-floor balcony provides an additional outdoor seating area and is a feature rarely found in homes of this style.

Bretby remains one of the area's most desirable villages, appreciated for its peaceful surroundings,

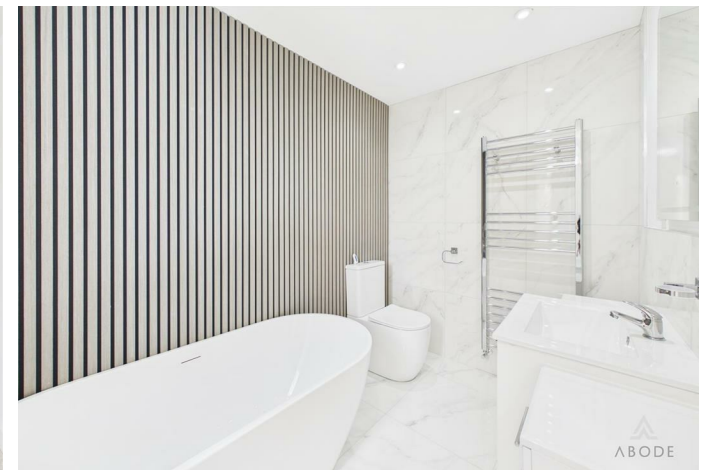


nearby countryside walks and excellent access to Burton upon Trent, Swadlincote and the A38, making it an ideal location for commuters and families alike.

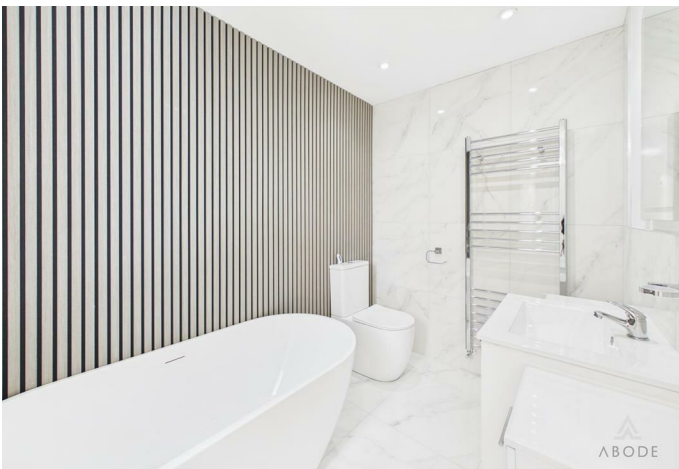


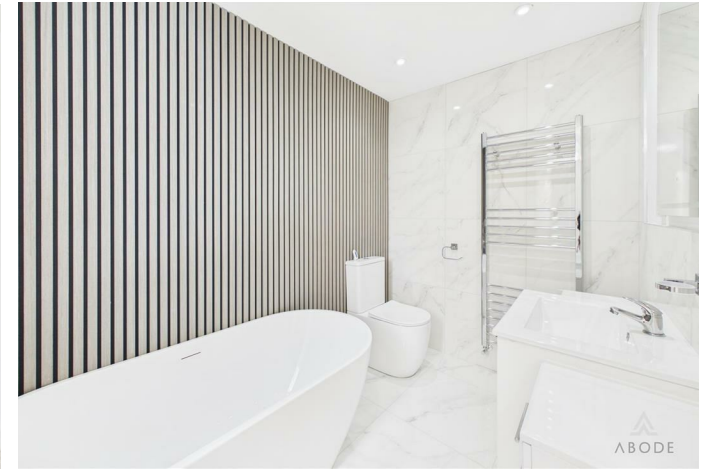


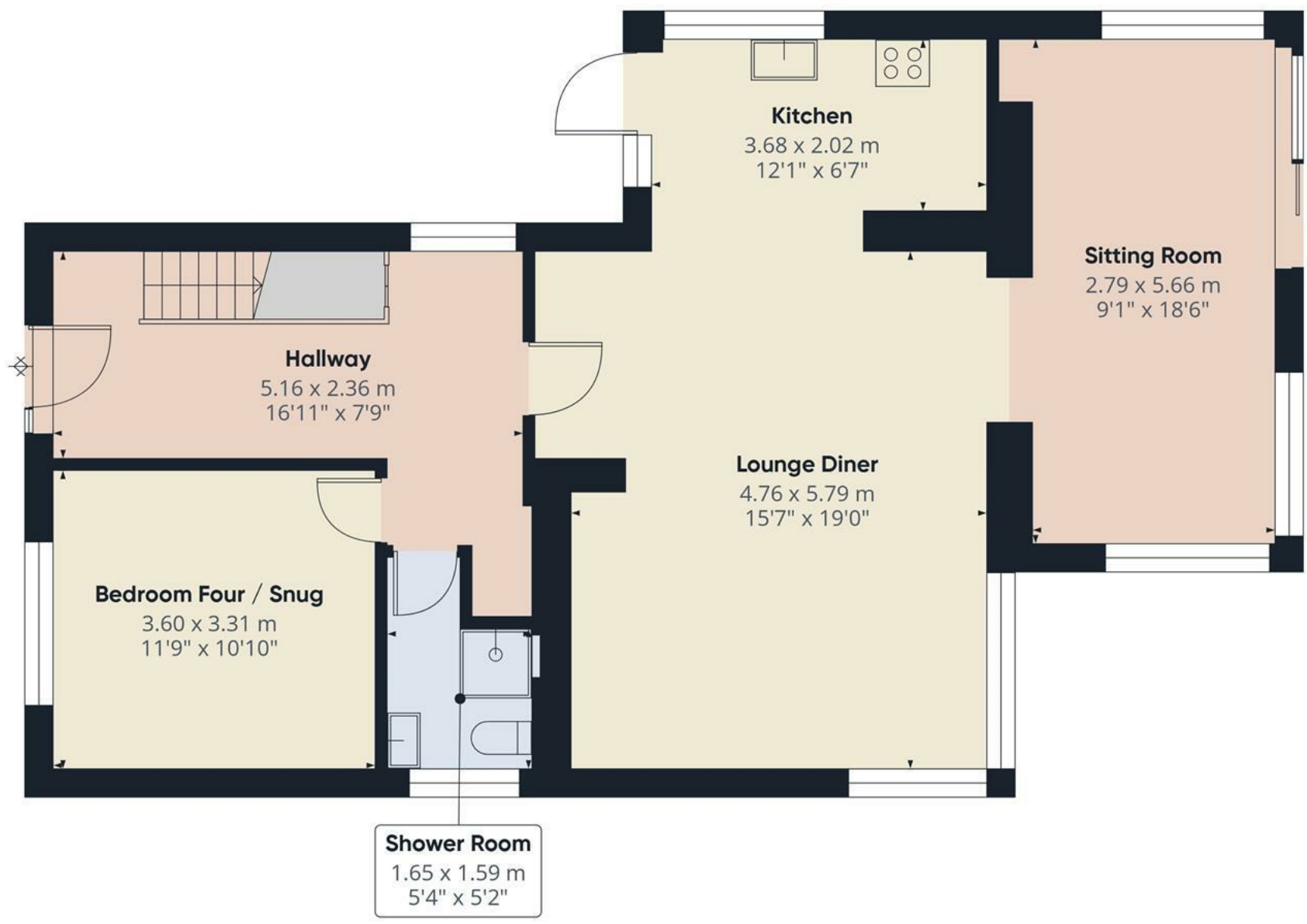












Approximate total area⁽¹⁾
84.4 m²
907 ft²

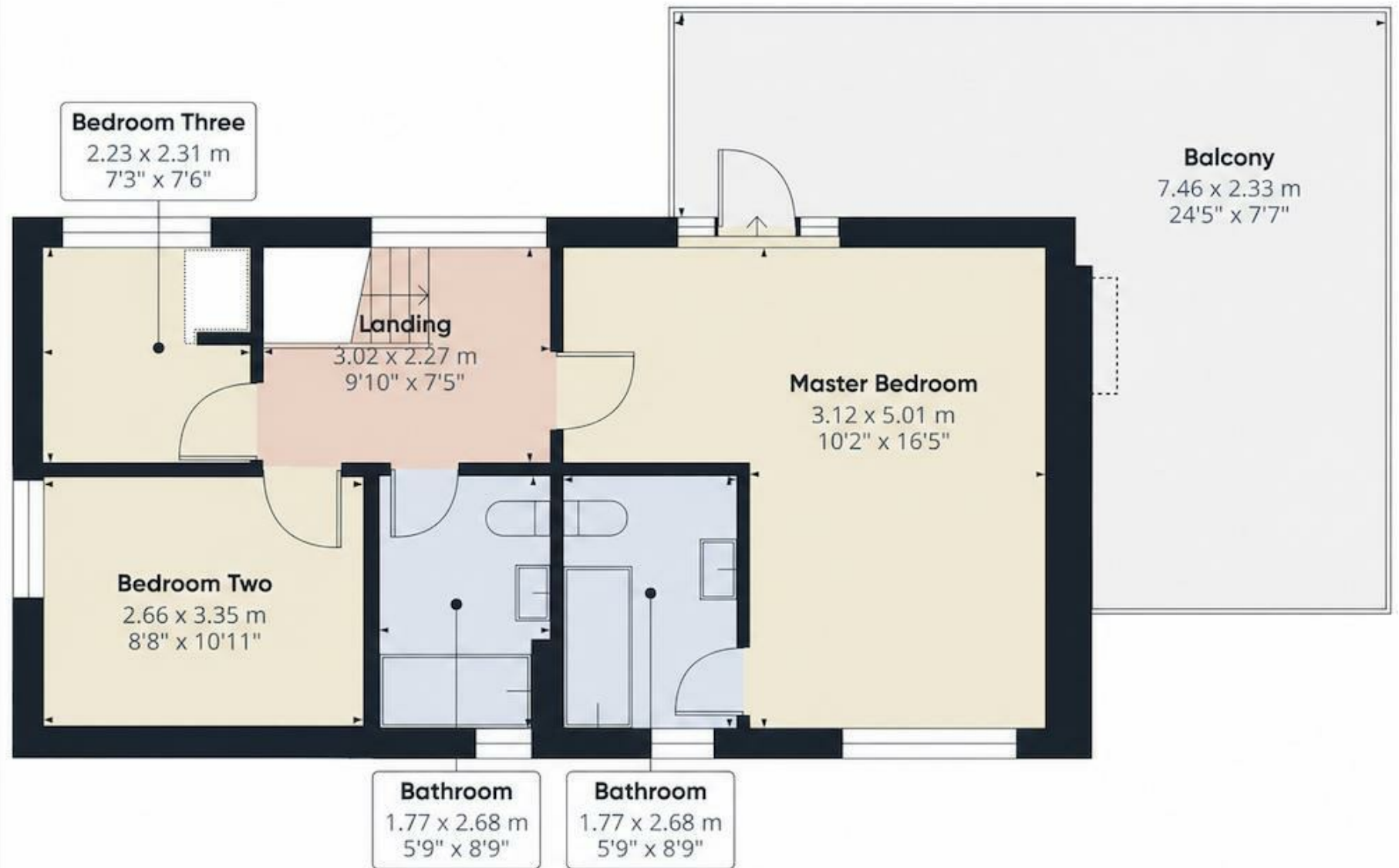
(1) Excluding balconies and terraces

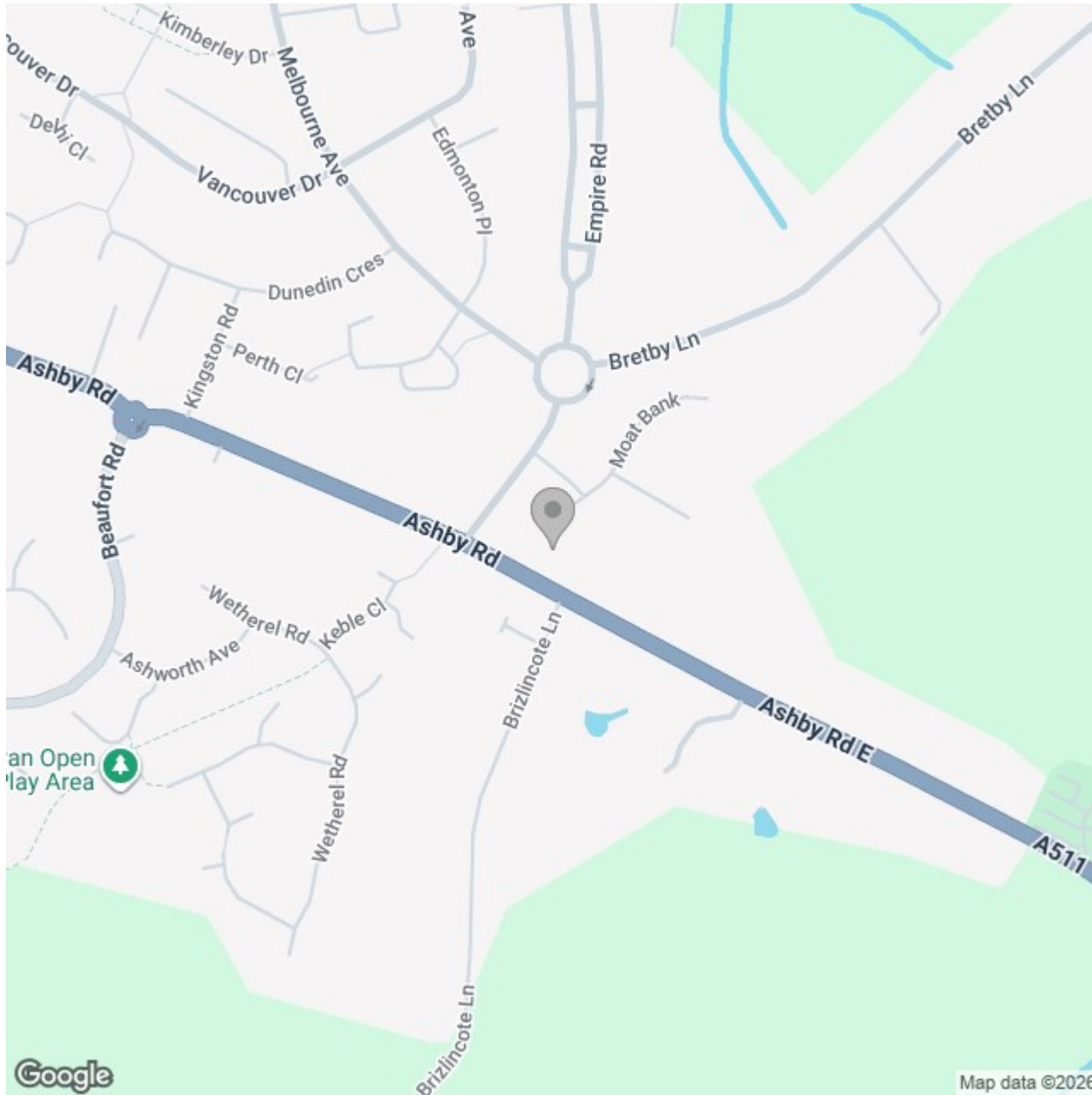
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0





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