



Hill Morton, 82 Bretby Lane, Bretby, DE15 0QP



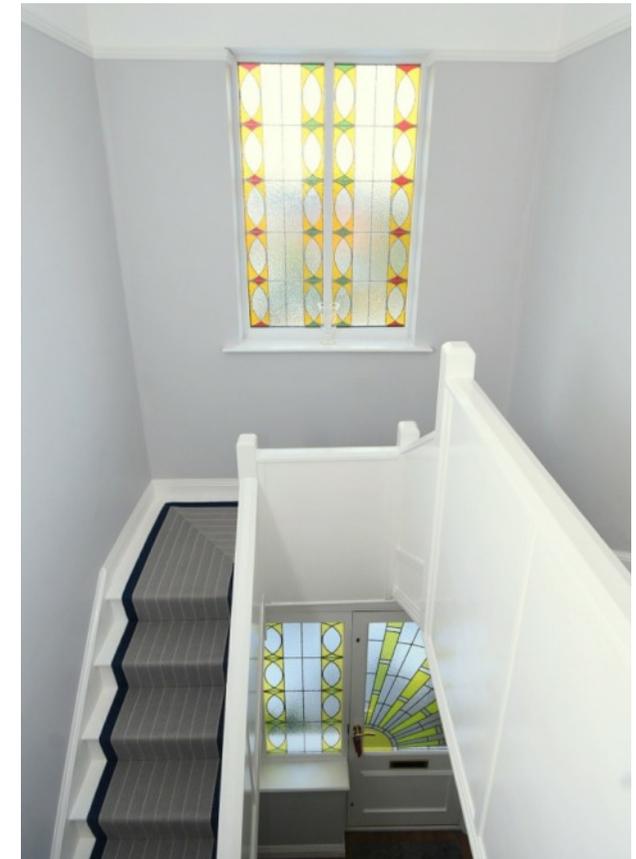
Set on a south facing garden plot on the prestigious Bretby Lane is Hill Morton, a beautifully presented traditional 1930s home benefitting from extended and versatile accommodation, four generous bedrooms and recently upgraded interiors. Having received a recent refit to the kitchen and bathrooms, this immaculately maintained detached residence showcases many character features including stained glass windows, picture rails and a galleried staircase and landing, and offers generously proportioned accommodation ideal to suit a growing family. The interiors comprise briefly central reception hall, three reception rooms, extended living and dining kitchen, utility and cloakroom to the ground

floor, with four bedrooms serviced by a master en suite and family bathroom. Outside, this attractive double fronted home enjoys ample parking and a dual open aspect, with beautifully maintained gardens enjoying a sunny southerly aspect to the rear. The property is serviced by mains gas central heating and full double glazing.

Bretby Lane is a desirable address set on the outskirts of Burton on Trent lined with impressive traditional residences just minutes from both local amenities and the stunning surrounding countryside. The location lies a short drive from the market town centre of Burton on Trent which is home

to shopping centres, supermarkets, pubs, restaurants and various other leisure and convenience facilities. The property is ideally positioned for travel along the A38, A511, A444 and M42 and a rail station in Burton provides direct links to Birmingham.

- Traditional Detached 1930s Home
- Beautifully Presented & Character Features Throughout
- Versatile Family Accommodation
- Rural Views to Front & Rear
- Impressive Reception Hall
- Three Spacious Reception Rooms
- Family Dining & Living Kitchen
- Utility & Cloakroom
- Traditional Galleried Landing
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- South Facing Rear Garden
- Ample Parking & Dual Open Aspect
- Well Placed for Commuter Routes, Local Amenities & Rail Travel



Reception Hall 3.17 x 2.43m (approx 10'4 x 7'11)

A charming recessed porch leads to the stained glass entrance door which opens into the traditional hallway, where the original panelled staircase rises to the first floor. The hallway has wooden flooring and doors open into:

Sitting Room 4.69 x 3.66m (approx 15'4 x 12'0)

An attractive reception room having bay window to the front aspect, wooden flooring and a gas fireplace with marble inlay and carved mantle. Bifold doors open into:

Family Room 5.48 x 3.47m (approx 17'11 x 11'4)

A versatile second living room having wooden flooring, a window to the side and a door with full height panels to the rear with pleasant views over the rear garden

Dining Room 4.4 x 3.68m (approx 14'5 x 12'0)

With wooden flooring and a bay window to the front aspect

Family Dining & Living Kitchen 6.46 x 4.98m (approx 21'2 x 16'4)

Converted from a former garage and outbuilding, this open plan family space has been recently remodelled and comprises a comprehensively fitted kitchen and a versatile living and dining space. The kitchen comprises a range of wall and base units with wood effect worktops over, housing an inset one and a half sink with side drainer and integral appliances including dishwasher, double oven, induction hob, fridge and freezer. There is a window to the rear, the kitchen has a vaulted ceiling with a skylight providing plenty of natural light and Karndean flooring with under floor heating extends into the dining and living area where bifold doors open out to the rear terrace and gardens

Utility 2.42 x 1.75m (approx 7'11 x 5'8)

Fitted storage housing spaces for a washing machine, tumble dryer and fridge, the utility has Kardean flooring and the wall mounted boiler is housed in here.

Cloakroom

Having fitted wash basin and WC





Stairs rise to the traditional **Galleried Landing** 4.94 x 2.41m (approx 16'2 x 7'10) where there is a stained glass window to the front, access to the boarded and insulated loft and doors opening into:

Master Bedroom 5.48, 3.72 x 3.47m (approx 17'11, 12'2 x 11'4)

A spacious double bedroom having window to the rear with a pleasant rural outlook and private use of:

En Suite 2.33 x 1.6m (approx 7'7 x 5'3)

Refitted around three years ago, the en suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled walls, a chrome heated towel rail and an obscured window

Bedroom Two 3.68 x 3.68m (approx 12'1 x 12'1)

Another double room having window to the front with rural views

Bedroom Three 3.71 x 3.67m (approx 12'2 x 12'0)

Another good sized double room having a window to the front and a range of fitted furniture including wardrobes, a dressing table and drawers

Bedroom Four 3.7 x 2.8m (approx 12'1 x 9'1)

Currently used as a home office, having window to the rear

Family Bathroom 2.44 x 1.67m (approx 8'0 x 6'5)

Comprising a modern suite having wash basin set to vanity unit, WC, corner enclosure with power shower and double ended bathtub, with tiled walls, chrome heated towel rail and a window to the rear. A door opens to the **Airing Cupboard**









Outside

Hill Morton is set back from Bretby Lane at a slightly elevated position. An extensive block paved driveway provides parking and turning space for a number of vehicles and there is access into the rear to both sides of the property. Steps rise to the recessed porch giving access to the reception hall

South Facing Garden

Having been well maintained, the attractive rear garden enjoys a high degree of privacy and a sunny aspect. A paved terrace rises to shaped lawns with well stocked borders and the garden backs onto rural fields. Included in the sale is a greenhouse and a garden shed and there is exterior lighting, an exterior water point and an area to one side which discreetly houses the wheelie bins



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.