





This charming traditional terraced cottage enjoys an idyllic setting in the tranquil village of Bretby, situated just off Ashby Road East. Offering the perfect balance of countryside serenity and excellent access to Burton upon Trent and Ashby-de-la-Zouch, the property is ideally positioned for those seeking a peaceful lifestyle with nearby amenities close at hand.

The cottage boasts delightful views over the adjacent golf course, enhancing its appeal with a sense of openness and greenery rarely found in this style of property. Character features and a traditional layout provide a warm and inviting atmosphere, making it an ideal home for first-time buyers, investors, downsizers, or those looking for a countryside retreat.

Set within this desirable location, the property combines the charm of rural living with the convenience of strong local transport links, shops, and recreational facilities—all while enjoying the uninterrupted beauty of the surrounding landscape.



ABODE  
SALES & LETTINGS

## Accommodation

### Ground Floor:

The rear entrance leads into a practical utility room/cloakroom, which connects to the galley-style kitchen. The kitchen is fitted with matching units, laminate worktops, and space for a gas cooker and sink. The versatile ground floor includes two reception rooms, either of which can serve as living rooms. The first reception room features a beautiful inglenook fireplace with a log burner and built-in storage. A door from this room leads to a cellar. The second reception room, at the front of the property, includes a central fireplace and external door to the front garden with views of the golf course. Stairs from this room lead to the first floor.

### First Floor:

Upstairs, the property offers two generously sized bedrooms. The master bedroom, with a cast iron fireplace, enjoys lovely views of the Burton Golf Course. The second bedroom also features a cast iron fireplace and built-in wardrobes.

### Loft Room:

A staircase from the first floor leads to the converted loft, which provides a spacious and adaptable area. This space could be used as a home office, study, games room, or playroom.

### Outside:

At the front of the property, there is a brick-built storage room and an outside WC. The rear of the property offers parking space for two cars in front of a timber garage/store room, which is supplied with electricity and lighting. The garage provides

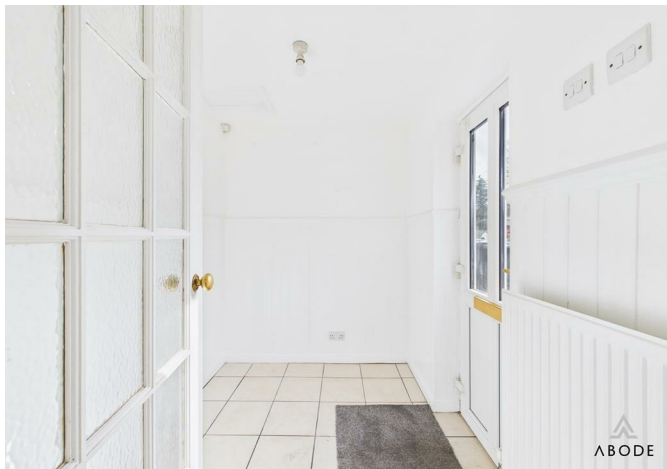


ample space for garden storage, with double doors. Behind the garage is a rear garden, laid to lawn and enclosed with fencing.





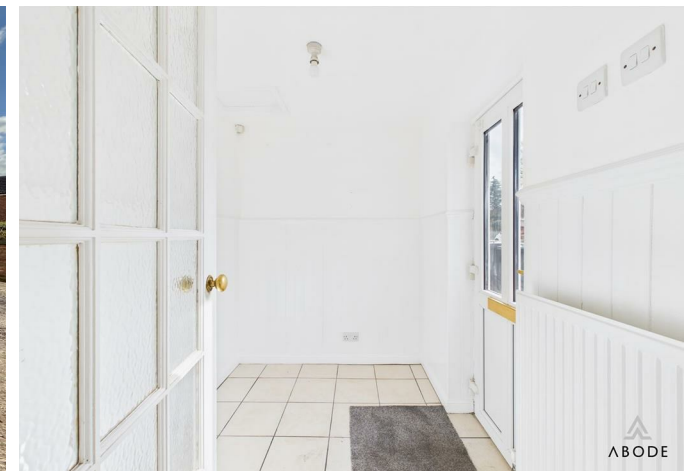


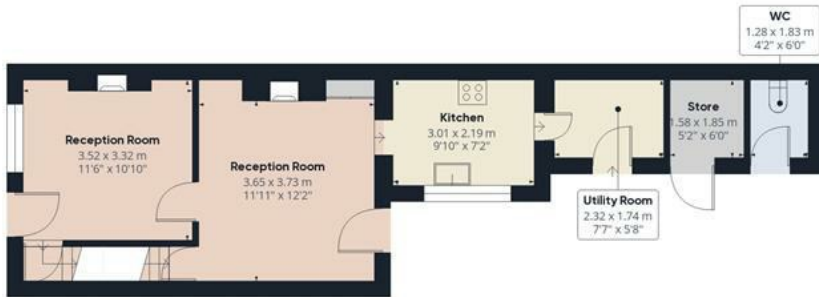












Floor 0



Floor 1



Floor 2

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

88.64 m<sup>2</sup>

954.11 ft<sup>2</sup>

**Reduced headroom**

7.05 m<sup>2</sup>

75.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

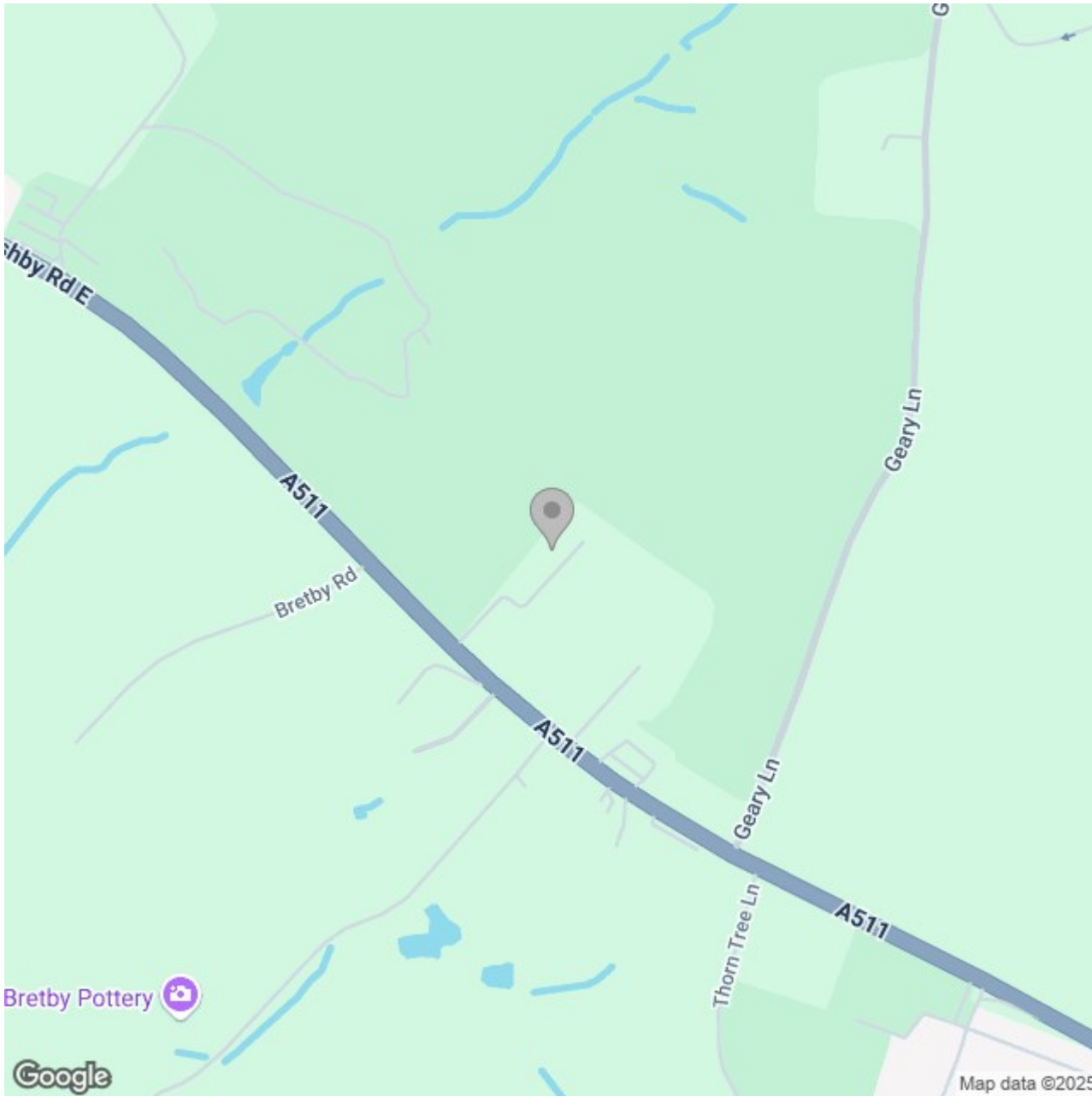
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Energy Efficiency Rating

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