

18 Carnarvon Court, Burton On Trent, DE15 0UA

£1,495 Per Calendar Month





Nestled within the picturesque grounds of Bretby Hall, this charming mews house in Carnarvon Court, Burton On Trent, offers a delightful blend of rural tranquillity and modern living. With four generously sized bedrooms, this part furnished home is perfect for families or those seeking extra space.

The property boasts three inviting reception rooms, providing ample space for relaxation and entertaining. The main bedroom features a splendid first-floor balcony, where one can enjoy breathtaking views across the estate, making it an ideal spot for morning coffee or evening sunsets.

With two well-appointed bathrooms, convenience is at your fingertips, ensuring comfort for all residents. The property also includes secure garage parking, along with allocated space for up to two vehicles, catering to the needs of busy households.

Set in a serene rural setting, this home offers a peaceful retreat while still being within easy reach of local amenities. Additionally, pets may be considered by negotiation, making it a welcoming environment for all members of the family.

This exceptional property presents a unique opportunity to enjoy a harmonious lifestyle in a stunning location. Do not miss the chance to make this beautiful mews house your new home.

Available fully furnished from mid August 2025.

THE ACCOMMODATION

A unique Mews Style Home set within a delightful rural setting at Bretby Hall. This impressive home provides spacious accommodation with an attractive outlook across open countryside, with the internal layout offering a welcoming Reception Hallway and Guest Cloakroom, fitted with a modern white suite. The Lounge has a feature electric fire with an open plan arrangement to the Dining room, a separate Study with an internal door leading into the spacious Garage with double doors and overhead storage area.

The Fitted Kitchen has a selection of matching base and eye level wall units, freestanding Smeg cooker with gas hob and an electric oven, extractor hood above, spaces for washing machine, dishwasher and fridge freezer. Windows enjoy an attractive outlook over the Bretby Hall Grounds, with the back door leading onto a small garden and driveway.

The first floor landing has an airing cupboard with pressurised cylinder, access to loft storage space and door through to the Master Bedroom Suite, with fitted wardrobes and En-suite Shower Room, fitted with a modern contemporary white suite with shower enclosure, WC and hand wash basin. Leading off from the Bedroom is a Delightful Roof Terrace Garden offering elevated views across open countryside, providing a private space to enjoy long summer days.

There are Three Further Good Sized Bedrooms, the larger second having built-in wardrobes, a central Fitted Bathroom offering a four piece bathroom suite offering, WC, hand wash basin, bath and shower enclosure.

The home has a driveway positioned in front of the garage and an additional space by the front door. The property is Freehold, although being within the Bretby Hall Grounds. The property is Band E council tax.

Directions. Bretby Hall has two access routes and favoured un-gated route is via the A511 Ashby Road, between Burton on Trent and Swadlincote. Heading out of Burton towards Swadlincote, on passing the Burton Golf Club continue up the hill passing the Stanhope Arms, then Bretby Business Park, and speed camera, on reaching the brow of the hill alongside Gate Keepers Cottage on the left, turn left into the private driveway towards Bretby Hall. The drive takes you through open countryside for approximately a mile, on reaching Bretby Hall, continue around the rear of the building until Carnarvon Court comes into view on the right, where a parking space is located by the front door.





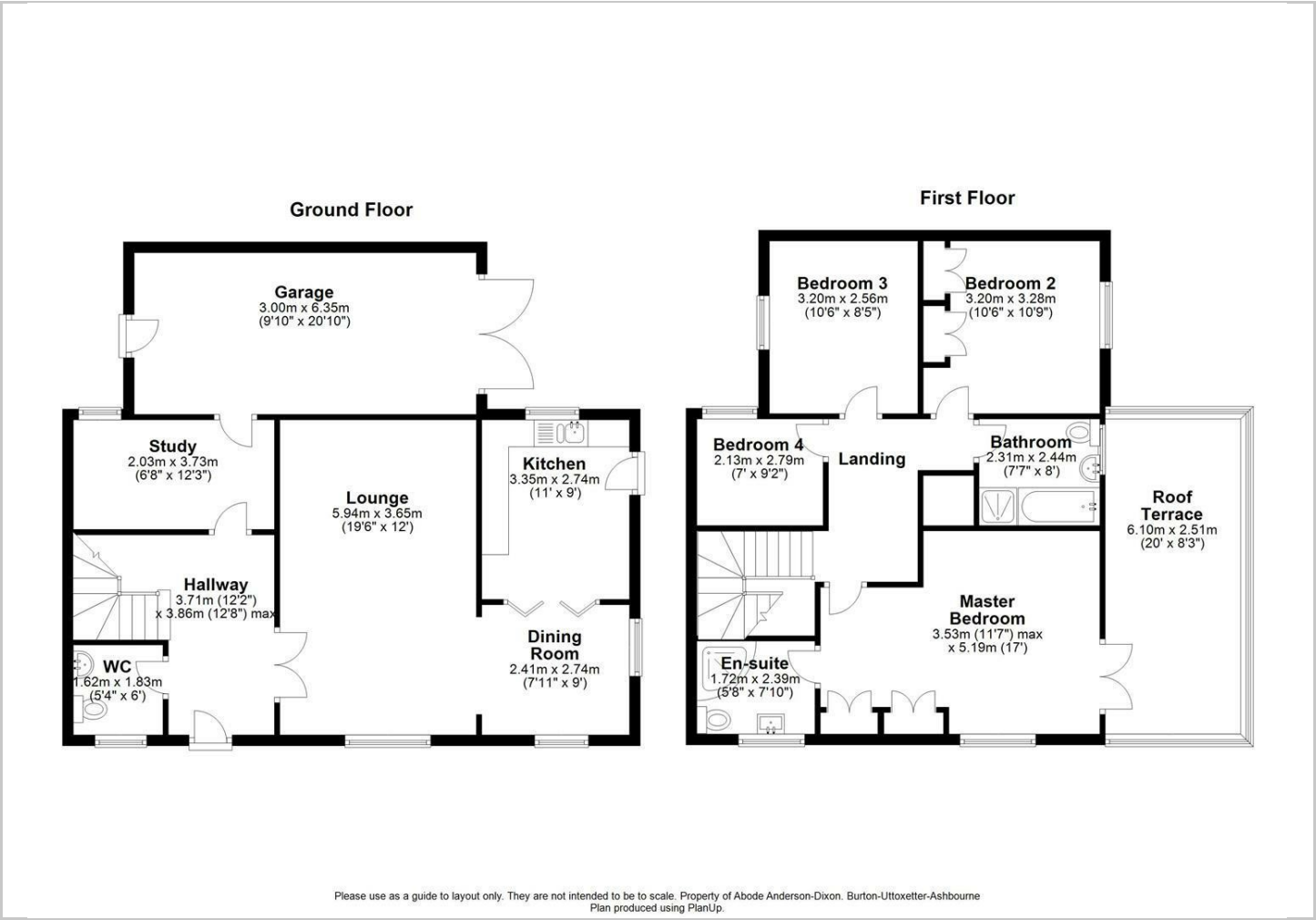
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| BEDROOM TWO | 10'9" x 10'6" (3.28 x 3.2) |
| BEDROOM THREE | 10'6" x 8'5" (3.2 x 2.57) |
| BEDROOM FOUR | 9'2" x 7'0" (2.79 x 2.13) |
| BATHROOM | 8'0" x 7'7" (2.44 x 2.31) |
| ROOF TERRACE | 20'0" x 8'3" (6.1 x 2.51) |
| Draft details subject to change and approval | |

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| RECEPTION HALLWAY | 12'8" x 12'2" (3.86 x 3.71) |
| GUEST CLOAKROOM | 6'0" x 5'4" (1.83 x 1.63) |
| STUDY | 12'3" x 6'8" (3.73 x 2.03) |
| LOUNGE | 19'6" x 12'0" (5.94 x 3.66) |
| DINING ROOM | 9'0" x 7'11" (2.74 x 2.41) |
| KITCHEN | 11'0" x 9'0" (3.35 x 2.74) |
| GARAGE | 20'10" x 9'10" (6.35 x 3) |
| MASTER BEDROOM | 17'0" x 11'7" (5.18 x 3.53) |
| EN SUITE | 7'10" x 5'8" (2.39 x 1.73) |





Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.