



HOPKINS & DAINTY

ESTATE AGENTS



Priory Close, Breedon On The Hill, DE73 8LF

£399,950

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale a house that is superbly stylish from the inside and continuing to the outside having had many upgrades since being built in 2022 such as professionally landscaped front and rear gardens and benefits from the vendors having meticulous attention to detail. The property has double glazing and gas central heating and has to offer: Entrance hall with spacious understairs storage cupboard, guest cloakroom, lounge and open plan kitchen/diner running the whole width of the house with double opening French doors leading out onto the garden. The whole of the ground floor has Karndean flooring with a Herringbone design. To the first floor there are **THREE DOUBLE BEDROOMS**, bedroom one having an en-suite shower room plus there is a four piece bathroom suite to service bedrooms two and three. Outside there is a spacious garage with side service door, beautifully designed gardens to the front and rear and a side driveway providing off road parking for three vehicles. Located on a cul de sac within a new small development in the highly desirable rural village of Breedon on the Hill, a viewing is an absolute must. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance hall

With stairs off to the first floor, spacious understairs storage cupboard, radiator, Karndean flooring.

Guest cloakroom



With wall mounted wash hand basin and tiled splashback, W.C., radiator and Karndean flooring continued from the hallway.

Lounge 16'7" x 11'4" (5.08 x 3.47)



With windows to the front and side elevations, radiator and Karndean flooring continued from the hallway.

Kitchen/diner 19'5" x 11'2" (5.93 x 3.41)



Fitted with a range of matching wall and base units, Quartz working surfaces with stainless steel sink unit, fitted eye level electric oven and grill, fitted gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer, radiator, window to the rear elevation, double opening French doors opening onto the rear garden and Karndean flooring continued from the hallway.

The first floor

With access to the loft, radiator, generous built in storage cupboard.

Bedroom One 13'6" x 10'1" (4.14 x 3.09)



With radiator, window to the rear elevation, fitted double wardrobe with mirrored sliding doors, door to:

En-suite shower room



Fitted with a walk in shower cubicle, W.C., wall mounted wash hand basin, partially tiled walls, wall mounted electric toothbrush/shaver point, window to the side elevation, heated towel rail, ceramic tiled flooring.

Bedroom Two 12'3" x 8'11" (3.74 x 2.73)



With window to the rear elevation, radiator.

Bedroom Three 10'9" x 9'4" (3.3 x 2.87)



With window to the front elevation, radiator.

Bathroom



Fitted with a white four piece suite comprising: panelled bath, shower cubicle, wall mounted wash hand basin, W.C., Velux window, partially tiled walls, ceramic tiled flooring, heated towel rail.

Outside



The property has had the front and rear gardens professionally landscaped and are a delight to enjoy. The front garden has lawn with a dividing path leading to the front entrance door together with planted shrub borders. Gated side access leads to the rear garden which has been designed with low maintenance in mind and has a gravelled area surrounded with patio seating areas. There are raised beds with incredibly well stocked shrubs, fruit trees, herbs, roses etc and is just gaining establishment. There is also a concrete base to the rear of the garage in readiness for a garden shed/summer house.

Garage 19'11" x 10'1" (6.09 x 3.09)

With side service door leading into the garden, up and over door to the front, power and lighting.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Estate maintenance charge

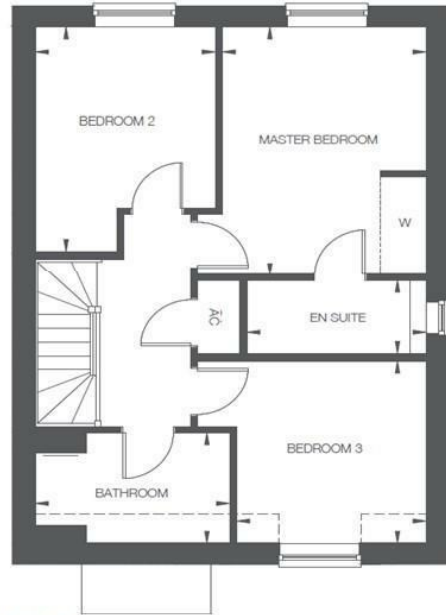
We understand that this property is subject to an annual estate maintenance charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Floor Plan



GROUND FLOOR

Living	3.47m x 5.08m	11' 4" x 16' 8"
Kitchen/Dining	3.41m x 5.93m	11' 2" x 19' 5"
WC	0.97m x 1.83m	3' 2" x 6' 0"



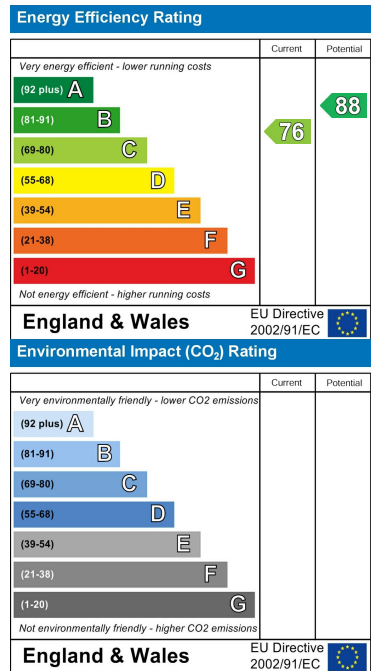
FIRST FLOOR

Master Bedroom	3.09m x 4.14m	10' 2" x 13' 7"
En suite	1.22m x 2.72m	4' 0" x 8' 11"
Bedroom 2	2.73m x 3.74m	8' 11" x 12' 3"
Bedroom 3	2.87m x 3.03m	9' 5" x 9' 11"
Bathroom	1.84m x 2.95m	6' 0" x 9' 8"

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.