

Berry Avenue

Breedon-on-the-hill, Derby, DE73 8AL

John German





Berry Avenue

Breedon-on-the-Hill, Derby, DE73 8AL

Offers in excess of £340,000

Lovely modern home with absolutely stunning countryside views including views of Breedon Priory backing directly onto open fields with a lovely enclosed rear garden. Generous accommodation extended by way of a stunning glass roofed garden room and refitted with a great quality solid wood kitchen and a luxury family bathroom.

The village benefits from its own Primary School, shop, two local pubs as well as spa facilities both in the village as well as at nearby Breedon Priory Spa. Close proximity to Melbourn ensures a wealth of conveniences are within reach you will be spoilt for choice with a diverse array of charming local shops, inviting cafes and restaurants. The internal accommodation comprises of a spacious entrance hall with stairs rising to the first floor, understairs storage cupboard, electric storage heater, Karndean flooring and part glazed doors leading off to the ground floor living spaces.

Off the hallway is located the cloaks/WC, fitted with a two piece white suite comprising pedestal wash hand basin and low level WC. Ceramic tiled splashbacks, wall mounted heated towel rail, Karndean flooring and uPVC double glazed window to the front elevation. The reconfigured lounge overlooks the front garden via a large uPVC double glazed window and features a central fireplace with an elegant limestone surround and inset living flame electric fire, wall mounted electric heater, coved ceiling, central ceiling light and two wall light points.

Moving through to the rear of the property the kitchen is fitted with a range of solid wood base units and eye level units with roll edge laminated work surfaces, inset 1 and 1/4 bowl enamel sink unit with chrome mixer tap over, natural stone tiled splashbacks, integrated Neff electric fan assisted oven with feature slide under access door, Induction four ring hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, space for washing machine, Karndean flooring and uPVC double glazed window to the side elevation.

The kitchen opens out into the brick built garden room with uPVC double glazed windows and matching roof, French doors to the rear garden with views over the garden and fields beyond, half opaque glazed door to the side elevation leading to the terrace, wall mounted electric heater and Karndean flooring. The current owners have added a free standing and moveable island unit to the space. Open plan off the garden room is the second reception room currently used as the dining room with Karndean flooring and a wall mounted electric heater.

On the first floor stairs lead to the first floor landing with recently replaced fitted carpets running along the stairs and landing and into the bedrooms. There is a uPVC double glazed opaque window to the side elevation, electric heater with fitted cover, loft access (pull down ladder leading to a partially boarded loft with lighting) and airing cupboard housing the hot water cylinder.

Bedroom 1 overlooks the front elevation via a uPVC double glazed window, wall mounted electric heater and two wall light points.

Bedroom 2 takes full advantage of those spectacular far reaching views via another uPVC double glazed window to the rear, wall mounted electric heater.

Bedroom 3 is a spacious single room which overlooks the front elevation with a uPVC double glazed window, electric heater.

The family bathroom completes the internal accommodation having been fully refitted with a quality modern suite comprising "P" shaped panelled bath with a chrome mains power shower over and a glazed shower screen, contemporary style wash hand basin and WC fitted to vanity unit with storage beneath. Feature ceramic tiled walls, wall mounted chrome heated towel rail, inset spotlights to the ceiling, wall mounted shaver point, extractor fan, feature ceramic tiled flooring and uPVC double glazed opaque window to the rear elevation.

Outside: The property is set well back from the road behind a lawned front garden. There is a covered storm porch to the front door area and a tarmac driveway provides off road parking for two vehicles as well as access to the garage. To the rear of the property is a spacious wrap around paved terrace with plenty of space for outdoor entertaining and wonderful far reaching views including a great view of the Priory on the hillside during the winter months and captivating countryside views all year round. At the end of the garden sits a charming timber Summerhouse with a decked terrace.

The brick built garage is attached to the side of the house with an up and over vehicular door, light, power and a courtesy door to the rear garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: The property has modern electric heating including modern storage heaters designed to run off cheap off peak electricity (there is no mains gas in the village) and uPVC double glazing.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/> **Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19012024

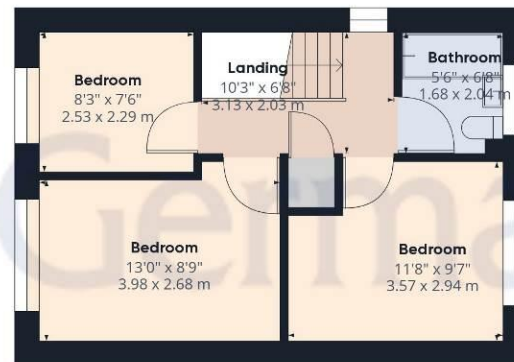
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁰¹

1123.33 ft²

104.36 m²

Excluding balconies and terraces

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



