



1 Stud Farm Close, Breedon on the Hill, Derbyshire, DE73 8BP

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

1 Stud farm Close,
Breedon on the Hill,
Derbyshire, DE73 8BP

Guide Price: £575,000

Set within the heart of this popular North West Leicestershire village enjoying a high degree of privacy set within a an above average sized plot, an exceptional 'ready to move into' three/four bedroom detached bungalow with double garage, ample off street parking and a private south west facing rear landscaped garden. The bungalow enjoys generous living accommodation including a 26ft dining kitchen, utility and conservatory, contemporary en-suite to the principal bedroom and modernised family bathroom.

Features

- Superior village location
- Close to excellent road networks
- 'Ready to move into' generous accommodation
- Above average size plot
- South westerly facing rear garden
- Principal bedroom with en-suite
- Three/four bedrooms
- Conservatory and study/bedroom four



Location

Breedon on the Hill is a picturesque village set within the Derbyshire borders and lies just 5 miles north-east of Ashby De La Zouch with access to the M42, three miles from East Midlands Airport and 5 miles from the M1 motorway. The parish includes the hamlets of Wilson and Tonge and is well known for its' limestone hill that rises 122 meters above sea level. On the top of Breedon Hill is the priory church of St Mary and St Hardulph which is set within the remains of an ironage hill fort called the Bulwarks.

There are two public houses in Breedon - The Holly Bush and Three Horseshoes - as well as a village store and post office. The village is also served by Breedon St Hardulphs Church of England Primary School.



Accommodation Details

A traditional entrance threshold with quarry tiled step and entrance door leads to the reception hall with ceramic tiled floor, built in floor to ceiling cloakroom cupboard and double door airing cupboard and loft access. Overlooking the landscaped gardens and enjoying a dual aspect with linked patio doors to the conservatory is the sitting room and 26ft dining kitchen. This room is fitted with a range of eye level and base units, ample work surface area set in an 'L' shape configuration with inset sink unit, integrated twin ovens and five ring gas hob with cooker hood over, integrated dishwasher and patio doors lead to the vaulted conservatory which in turn overlooks the south west facing landscaped gardens. Finally completing the living accommodation is a generous utility room also fitted with a matching range of units and pedestrian access to the side elevation. Overlooking the front elevation is a study/fourth bedroom and inner hallway leading to three further bedrooms,, the principal bedroom enjoys a contemporary en-suite and views over the garden. There is also a fully tiled modern bathroom.





Outside

Located at the head of a private drive with mature hedging and floral borders, shaped lawns and side gated access to the rear garden. The rear garden is a particular feature of this delightful central village bungalow enjoying a high degree of privacy, benefiting from a south westerly aspect, currently landscaped to accommodate a large paved patio and outdoor entertainment/dining area with floral beds and borders leading to the shaped lawns where you will find a bespoke cabin/workshop/garden office. The garden is festooned with mature trees and shrubs leading to the rear walkways between garden beds. There is an attached double garage with electric roll shutter door with personnel door to the side elevation.



A most impressive detached bungalow with a spacious well presented interior alongside generous gardens and grounds.

A credit to the present owners.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

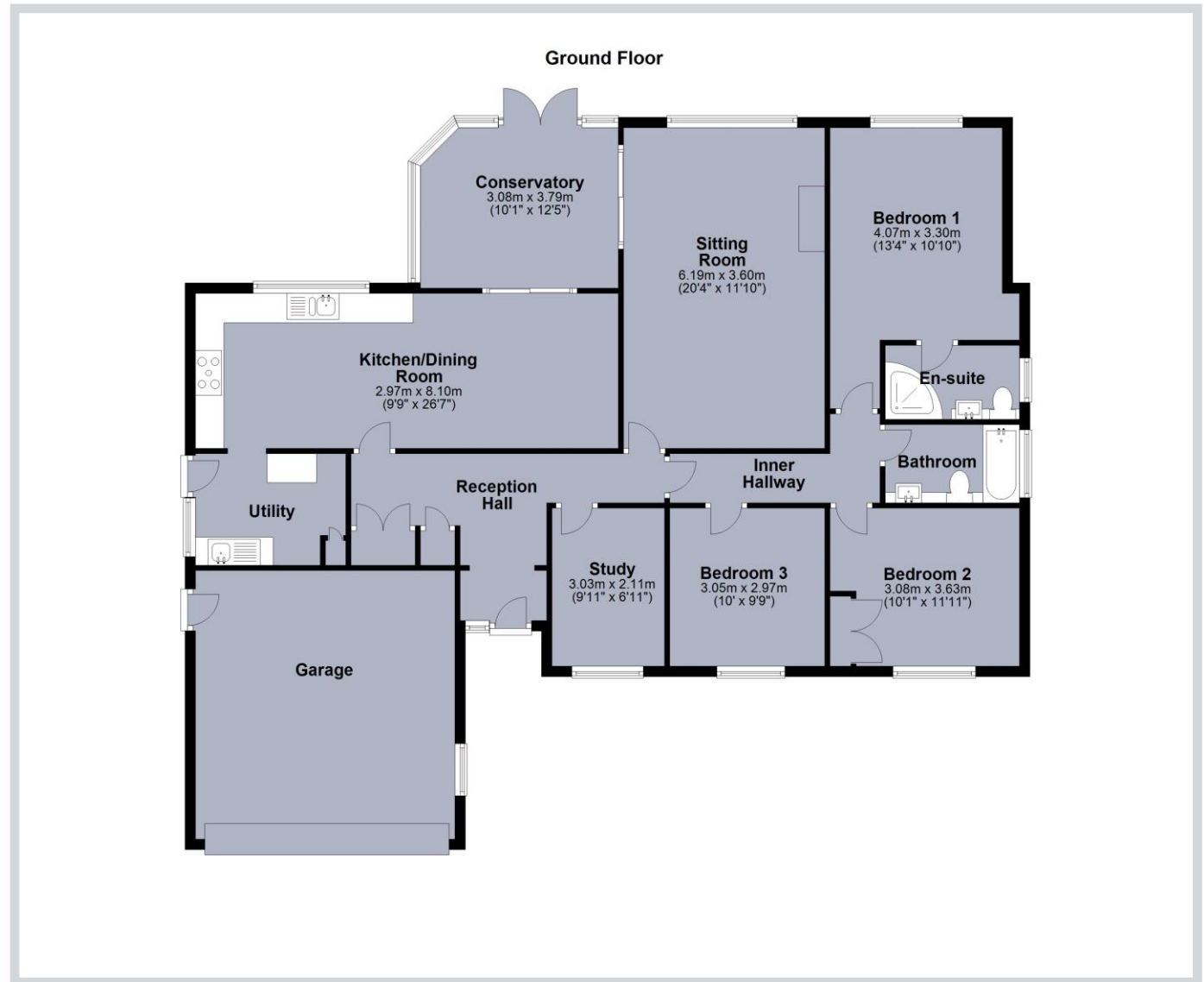
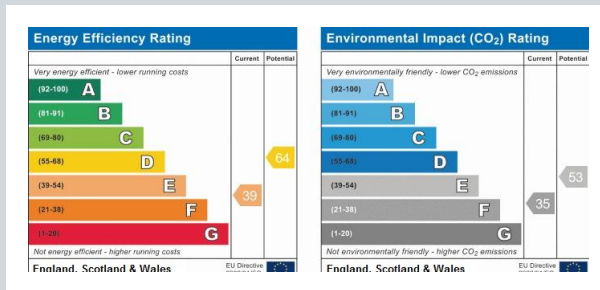
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band- F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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