



Hollow Road, Breedon On The Hill



4



2



3

£595,000



Key Features

- Extended Four Bedroom Cottage
- Measuring Over 1,900 Sqft of Living Space
- Modern Well Presented Accommodation
- Versatile Layout Great for Families
- Three Reception Rooms + Garden Room
- Four Double Bedrooms
- EPC rating D





Nestled in the charming village of Breedon On the Hill, this extended four bedroom cottage is brimming with character and offers versatile accommodation to suit a variety of needs. Situated along a quiet country lane, the elevated location provides a serene setting with a picturesque surround outlook featuring Breedon Church as the backdrop.

Upon entering, you'll immediately be drawn to the beamed ceilings and the abundance of natural light that fills the open plan living area. The stone built inglenook fireplace adds to the charm of the space. With spacious accommodation measuring over 1,900sqft, this home is perfect for families looking to embrace modern living.

The first floor boasts three double bedrooms, each offering ample space and comfort. The master bedroom features an en-suite with a walk-in double shower cubicle, vanity mounted hand wash basin with storage below, and a dual flush toilet. Additionally, there is a generous airing cupboard with further hanging space. The four-piece family bathroom has been refitted with Duravit sanitaryware and includes a panelled bath, double shower enclosure, vanity mounted hand wash basin with storage below, and a dual flush toilet. Underfloor heating adds an extra touch of luxury.

The kitchen is a true highlight, featuring a traditional quarry tiled entrance hallway, a boot room with fitted storage, and a two-piece cloakroom/W.C. fitted with Duravit sanitaryware and modern tiled splashbacks. The separate dining room is perfect for entertaining guests, while the study offers the potential for a ground floor bedroom and has a suitable recess for a wood

burning stove. The spacious living kitchen is fitted with a range of shaker style units and includes integrated appliances such as a fridge freezer and dishwasher, as well as a freestanding five-ring induction oven. There is ample space for dining and a snug living area. The garden room and utility room with further fitted storage complete the ground floor.

Upstairs, you'll find an extended lounge with access to the garden patio area. This room features an inglenook stone built fireplace and exposed oak timber beams set within a vaulted ceiling. A feature multi-fuel burner creates a cozy atmosphere.

Outside, the property boasts a generous garage/workshop, off-road parking for two cars, and a tiered landscaped garden. The paved patio area includes a water feature, while the extensive gravelled patio space is perfect for outdoor entertaining. A shaped lawn area and an abundance of colourful flowers complete the outdoor oasis.

Located just a stone's throw away from The Three Horseshoes restaurant and pubs like the Hollybush Inn, this home offers a tranquil village setting while still providing convenient access to Derby City with a 25-minute commute. The property also benefits from great links to the major road network, as well as proximity to East Midlands Airport and Train Station. St Hardulph's C of E Primary School is located nearby, making this an ideal home for families.

Don't miss out on the opportunity to view this charming property. Contact our team today to secure your private viewing.





ACCOMMODATION

ENTRANCE HALLWAY 3.63x1.96

BOOT ROOM 2.04x1.62

CLOAKROOM/W.C. 1.62x1.39

SEPARATE DINING ROOM 3.95x3.84

BEDROOM FOUR/STUDY 4.05x3.97

STYLISH LIVING KITCHEN 8.19x3.64 reducing to 3.02

GARDEN ROOM 3.24x2.12

UTILITY ROOM 2.50x1.57

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.22x3.13

EN-SUITE SHOWER ROOM 2.05x1.83

BEDROOM TWO 4.22x3.33

BEDROOM THREE 4.23x2.89



FOUR PIECE BATHROOM 3.28x1.60

EXTENDED LIVING ROOM 5.46x4.98

GARAGE WORKSHOP 4.99 reducing to 3.19x5.52

COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

HOW TO GET THERE:-

Postcode for sat navs: DE73 8AU

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor



First Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

