



Saxon Close, Breedon On The Hill





£325,000



### Key Features

- Modern Two-Bedroom Detached Bungalow
- Peaceful Cul-De-Sac in Breedon on the Hill
- Modern Interior with a Cottage-Style Kitchen
- Spacious Lounge + Conservatory
- Two Bedrooms + Fitted Wardrobes
- Three-Piece Shower Room
- EPC rating U
- Freehold





Welcome to Saxon Close, a delightful two-bedroom detached bungalow nestled in the tranquil cul-de-sac of Breedon on the Hill, Derbyshire. This sought-after location offers peace, charm, and idyllic countryside vistas right at your doorstep. Step inside to find a home finished to a modern standard with a welcoming ambiance. The cottage-style kitchen features elegant cream cabinets, oak effect laminate worktops, and stainless steel appliances, perfect for any culinary enthusiast.

The spacious living room flows seamlessly into a generous conservatory, bathed in natural light and providing an ideal space for dining and relaxation while overlooking a stunning landscaped garden with far reaching countryside views. Enjoy direct access to a patio and the lush greenery beyond, offering a serene retreat. Both bedrooms come with ample fitted storage, with interiors thoughtfully decorated in soothing, neutral tones. Benefit from solar energy with 16 panels included, enhancing the property's efficiency and value. A single garage and off-road parking for two cars complete this charming package.

Experience the tranquil beauty coupled with modern living by making Saxon Close your new home.

Breedon on the Hill is a charming village located in the county of Derbyshire, known for its tranquil atmosphere and picturesque settings. The village is named after the iconic hill it resides on, which is home to the historic Breedon Priory Church. This ancient building, perched on a limestone ridge, offers breathtaking views of the surrounding countryside and is a captivating site for history enthusiasts. The area boasts a charming rural feel while still offering convenient access to nearby urban centres, making it an ideal location for those seeking a balance between serene village life and modern amenities.

The village forms part of the National Forest region, which promises residents a vibrant tapestry of flora and fauna, alongside a tapestry of walking and cycling trails that weave through the stunning woodlands and fields. These trails offer endless opportunities for outdoor enthusiasts, whether it's for leisurely nature walks or adventurous trails. With the landscape changing with each season, the natural beauty of Breedon on the Hill is truly a year-round spectacle.

Those living in Breedon on the Hill benefit from excellent transport connections, with proximity to both the M1 and A42, providing easy routes to nearby cities such as Derby, Nottingham, and Leicester. East Midlands Parkway Railway Station and East Midlands Airport are also just a short drive away, catering well to those who commute or travel frequently. The balance of accessibility and rural charm ensures residents never feel cut-off from the rest of the UK or European travel.

The community atmosphere in Breedon on the Hill is rich and welcoming, with local events and clubs fostering a close-knit environment. Essential amenities such as a village store, well-regarded primary school, and local pubs add to the convenience of village life. Additionally, services and a wider range of shops can be found in the nearby town of Ashby-de-la-Zouch, just a few miles away, which provides everything from leisure facilities to boutique shopping.

Overall, Breedon on the Hill combines scenic beauty with a strong sense of community and accessibility. It is a sought-after destination for homebuyers looking for a peaceful retreat that does not compromise on modern convenience and connectivity. Whether it's the stunning views, active lifestyle opportunities, or the welcoming neighbourhood, there are countless reasons buyers may find themselves drawn to this delightful Derbyshire village.

## ACCOMMODATION

ENTRANCE HALLWAY 2.63m x 1.17m (8'7" x 3'10")

LOUNGE 4.87m x 3.2m (16'0" x 10'6")

KITCHEN 3m x 2.62m (9'10" x 8'7")

CONSERVATORY 4.48m x 2.75m (14'8" x 9'0")

BEDROOM ONE 3.39m x 3.22m (11'1" x 10'7")

BEDROOM TWO 3.34m x 2.31m (11'0" x 7'7")

SHOWER ROOM 2.42m x 1.5m (7'11" x 4'11")

SINGLE GARAGE 5m x 2.65m (16'5" x 8'8")

## COUNCIL TAX BAND:-

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

## HOW TO GET THERE:-

Postcode for sat navs: DE73 8LS

## 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





