



Berry Avenue
Breedon-On-The-Hill Derby



Property Description

A three-bedroom detached home in a stunning location which backs directly onto open fields with far reaching views. The property has electric heating and UPVC double glazing with well-presented accommodation throughout briefly comprising:- Entrance hall, cloaks/wc, lounge with feature fireplace, snug/family room, fitted kitchen opening to full width garden room which provides a super aspect over the rear garden and fields beyond. To the first floor are three well-proportioned bedrooms and re-fitted bathroom with modern white suite. Outside the property is set well back from the road with front lawned garden, driveway providing off road parking leading to single garage with up and over door, light and power. To the rear is a stunning, well landscaped garden with a wealth of features which must be viewed to be fully appreciated, backing directly onto open fields with far reaching views. The village benefits from its own Primary School, shop, two local pubs as well as at nearby Breedon Priory Spa. Close proximity to Melbourne 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.

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.

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.

Lounge

14' 8" x 9' 6" (4.47m x 2.90m)

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.

Kitchen

9' 7" x 8' (2.92m x 2.44m)

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.

Garden Room

17' x 10' 3" (5.18m x 3.12m)

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.

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 One

13' x 8' 9" (3.96m x 2.67m)
Overlooks the front elevation via a uPVC double glazed window, wall mounted electric heater and two wall light points.

Bedroom Two

11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom Three

8' 3" x 7' 6" (2.51m x 2.29m)

Family Bathroom

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.

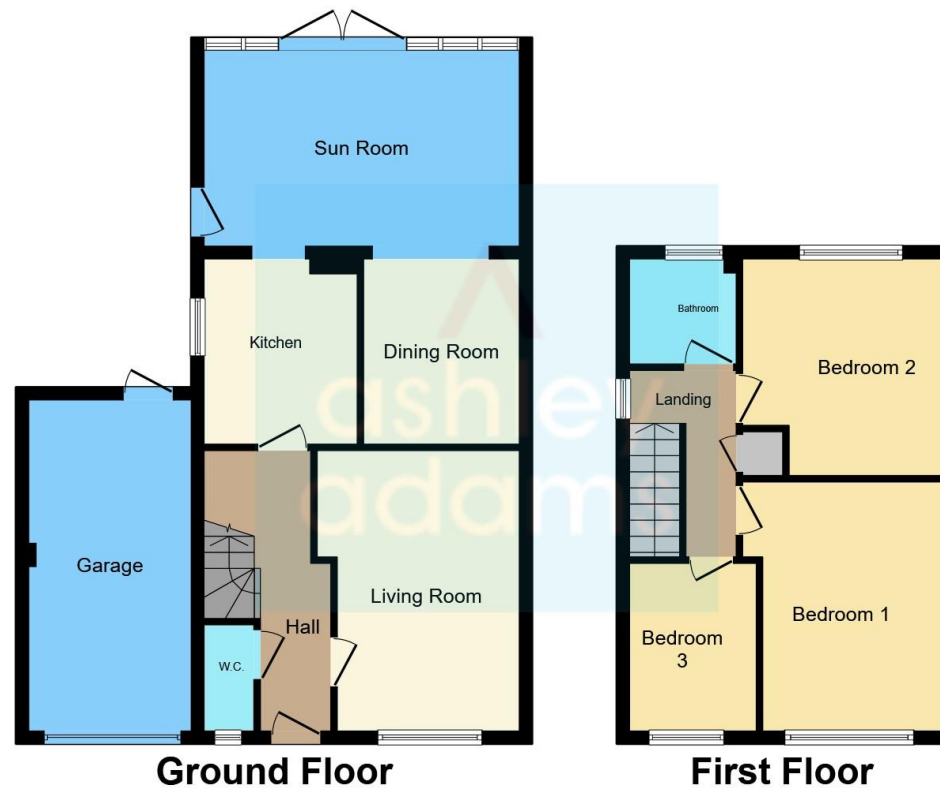
Garage

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.









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