



Priory Close
Breedon-on-the-Hill DERBY



Property Description

Nestled in the heart of the affluent and highly desirable village of Breedon on the Hill, this stunning, contemporary residence offers a unique opportunity to own a nearly new, impeccably presented luxury property 'The Lester'. Built just two years ago, this home seamlessly blends modern elegance with high-specification upgrades throughout, providing the perfect balance of style, comfort, and functionality. Positioned on a very pleasant close with similar detached homes.

In brief the property comprises:

With storm porch to entrance, a spacious and light entrance hallway, cloakroom, generous lounge with French doors leading to the garden, impressive 30ft open-plan kitchen / diner with elegant Quartz worktop and breakfast bar, utility room. To the first floor, landing with double fitted cupboards, four double bedrooms, with en-suite to master and family bathroom. Outside, detached garage with electric up and over door, block paved driveway and landscaped front garden with pathways leading to the front door and back garden.

Location

Breedon on the Hill boasts a most strategic location between the M42, M1 & A50, ideal for commuters with many East/ West midlands towns and cities within an hours drive, including East Midlands Airport & Donington Park Race track within 3 miles.

The picturesque village embraces a highly regarded Primary School, shop and two pubs, whilst lying close to Ashby de la Zouch (4 miles) and Melbourne (2 Miles) providing more comprehensive day to day facilities. Independent schooling is provided by Loughborough Endowed Schools, Repton, Foremarke and Trent College in Nottingham.

Entrance Hall

7' 4" x 6' 5" (2.24m x 1.96m)

Entrance via a storm porch with feature lighting to a composite entrance front door

with central glazed viewing window to the hall with Karndean herringbone flooring, leads off to the stairs, lounge, kitchen/diner, cloakroom with pendant light and a radiator.

Cloakroom

With luxury part tiled ceramic walls, modern modular floating sink with chrome mixer tap over, low level wc, radiator, ceramic tile flooring.

Kitchen/Diner

30' 4" x 11' 2" (9.25m x 3.40m)

Stunning open plan kitchen/diner with generous cupboard space throughout, with Karndean herringbone flooring, windows to the front elevation, two to the side elevation, one to the rear overlooking the garden. To the other side of the elevation there is a French door which leads to the garden. Three radiators, TV point, two feature chrome and Edison pendant lights, substantial understairs cupboard housing the fuseboard. The kitchen is in a shaker style with a range of base, wall and tall units with a quartz worktop over and additional purpose-built quartz topped breakfast bar. The quartz goes into the window recess, upstands and also the splashback to the hob. Integral appliances include Neff double oven, Neff five ring main gas hob, Neff chrome chimney hood extractor with feature lighting, one and quarter stainless steel sink and chrome mixer tap over. More integral appliances include :- Neff slimline wine fridge, Neff 60/40 tall fridge freezer and Neff integrated dishwasher.

Utility Room

6' 4" x 6' 3" (1.93m x 1.91m)

With a door leading to the rear garden, Karndean herringbone flooring continues, inset spotlights, radiator, stainless steel sink and drainer, chrome mixer tap with laminate worktop with matching splashback, low level shaker style cupboard and space for washing machine and dryer either side.

Lounge

20' 6" x 10' 10" (6.25m x 3.30m)

With window to the front elevation, French doors with side windows overlooking the rear garden, two radiators, upgraded luxury cream carpet fitted.

First Floor Landing

17' 6" x 6' 7" (5.33m x 2.01m)

Substantial landing with oak balustrade, cream luxury carpets, window to the front elevation, two glazed feature lights, radiator, double oak door storage cupboard, smoke alarm, loft hatch and access, leading off to four bedrooms and main bathroom.

Master Bedroom

15' 11" into recess x 10' 8" into recess (4.85m into recess x 3.25m into recess)

With triple fitted wardrobe (sliding doors), window to the rear, luxury cream carpets, radiator, leading off to the ensuite.

Ensuite

Ceramic tiled floor, with three-piece suite, part tiled walls which are continued in to the window recess, double shower enclosure with glazed sliding door fitted with a low-profile tray, chrome thermostatic shower with fixed rain shower head and moveable shower head, modular floating ceramic sink with chrome mixer tap over, low level wc, shaving socket, chrome towel radiator, window to the side elevation.

Bedroom 2

11' 1" x 10' 3" (3.38m x 3.12m)

Double bedroom with window to the rear elevation and radiator, luxury cream carpets.

Bedroom 3

11' 1" x 9' 11" (3.38m x 3.02m)

Double bedroom with window to the front elevation, radiator, luxury cream carpets.

Bedroom 4

11' 3" x 7' 7" (3.43m x 2.31m)

Window to the front elevation, radiator, luxury cream carpets.

Bathroom

12' 1" x 6' 3" (3.68m x 1.91m)

Stunning marble effect floor and wall tiles,

four-piece suite, modular style bath and floating ceramic sink unit both with chrome mixer tap fittings, low level wc, double enclosed shower with glazed sliding door and chrome thermostatic shower, inset spotlights and window to the side elevation.

Outside

Manicured landscaped garden that has been tastefully designed to enjoy a leafy elegant private setting as it matures, offering a variety of planted fruit & deciduous trees. With a generous patio for entertaining which is directly accessed from the lounge, kitchen and utility room. The current owners have also had electric power added outside. There is also modern feature wall lighting to front and rear elevation. You have access to the garden via a front pathway leading to a side gate.

Detached Garage

8' 3" x 10' 6" (2.51m x 3.20m)

Brick built detached garage with an additional upgrade of the electric up and over door. With light and power, open rafters for extra storage, front sensor for the light.

Front Garden

The house is sat on a corner plot and is extremely pretty, its beautiful front garden is landscaped mainly to lawn with pathways leading to the front door with Storm porch and to the side gate leading to the back garden.

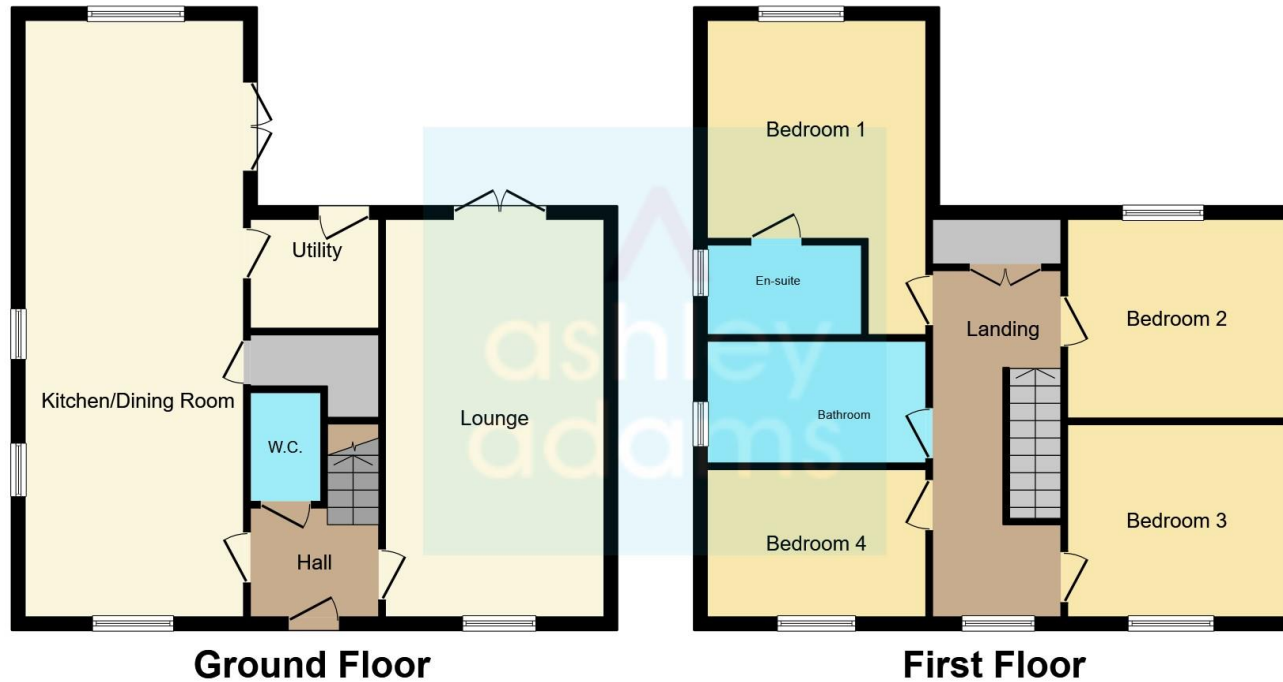
Upgrades

- Alarm System
- Electric Garage Door
- Quartz worktops
- Integrated Neff Appliances
- Internal doors to Oak
- Herringbone Karndean flooring to Entrance hall, kitchen diner & Utility
- Luxury cream carpets throughout
- Inset spotlights
- Outside Power
- Oak Balustrade
- Tiles to Bathroom, en-suite and cloakroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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