



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 Breedon'. With only three of its kind within the development. Built just one year 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:

Entrance hall, Open plan kitchen diner, Utility space, lounge and cloakroom. To the first floor, four double bedrooms, ensuite to master and a family bathroom. Outside:- Double detached garage, sizeable garden plot to the front, side and rear of the property with private landscaped gardens.

## 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 hour's 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, Foremark and Trent College in Nottingham.

## Entrance Hall

Accessed via a composite front door, you enter into a modern white washed walls and high specification Herringbone Kardean flooring which sweeps seamlessly through to

the cloakroom and open plan kitchen diner.

The hallway leads to the lounge, open plan kitchen diner, cloakroom and staircase with upgraded oak banister and luxury cream carpeted staircase.

## Lounge

An elegantly presented room with window to the front elevation, side elevation and French doors with side panel windows floods the room with natural light and offers direct access to the rear patio and private garden.

## Open Plan Kitchen/Diner

This stunning open- plan kitchen diner showcases a sophisticated L-shaped design that maximizes both space and functionality. The high specification kitchen features elegant quartz worktops, a stylish breakfast bar, and fully integrated appliances, ensuring a seamless blend of style and convenience. The dining area flows effortlessly, offering ample space for hosting and entertaining. Additionally the open plan space is perfect for socially relaxing, with French doors leading directly to the landscaped garden offering an indoor-outdoor living experience.

The kitchen offers a shaker style in a range of base, wall and tall units with additional upgraded decorative feature shelving. Quartz worktop, upstands, splashback to hob, window sill and breakfast bar. Integrated appliances include, double oven, dishwasher, five ring gas hob, modular chrome chimney extract and 60/40 fridge freezer. with inset stainless steel one and a quarter sink with swan neck chrome mixer tap. Windows to the front, side and rear elevation with French doors. Two radiators, range of inset spotlights over kitchen and pendant lighting over the dining area. Utility cupboard with laminate worktop and matching splashback with space and plumbing for washing machine, secondary cupboard (understairs) currently used for storage (fuseboard).

Combination boiler is housed within the main kitchen wall cupboard.

## First Floor Landing

With luxury cream carpet, upgraded oak balustrade, access to loft and storage cupboard. Leads to four double bedrooms and bathroom.

## Master

Well-presented light and spacious master bedroom, with luxury cream carpets, windows to front and side elevation, radiator and additional sockets. Leads to private ensuite.

## En-Suite

Modern fitted bathroom suite, with low profile double composite shower tray, glazed shower enclosure, fully tiled with chrome thermostatic rain shower, floating modular ceramic sink with chrome mixer tap over, low level wc, chrome heated towel rail and part tiled walls and ceramic tiled flooring.

## Bedroom Two

To the front elevation, a generous second double bedroom with bespoke fitted triple mirrored wardrobes offering fantastic storage. With cream luxury carpet radiator and window to the front.

## Bedroom Three

This room offers the same space as bedroom one but is located to the rear of the property for a garden view. Fitted with cream luxury carpets and radiator.

## Bedroom Four

An L shaped double bedroom room to the rear elevation and garden views from the window. The room is fitted with luxury cream carpets and radiator.

## Bathroom

A modern white suite, with floating ceramic sink, chrome mixer tap over, bath with chrome thermostatic shower adjustable rain shower head over, glazed shower screen, chrome heated towel rail, part tiled walls, ceramic tiled flooring, window to rear elevation.

## Double Detached Garage

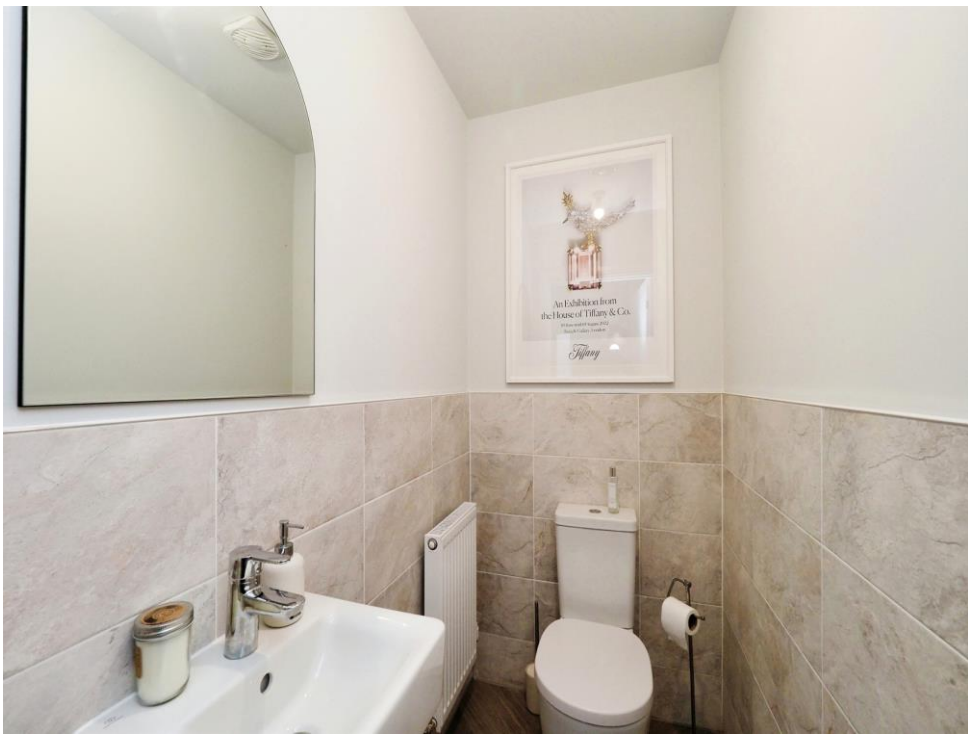
With block paved road leading to a 20ft detached double garage, enjoys an upgraded electric up and over door with remote fobs. with light and power. The garage sits to the rear side of the property with access to the garden via gate at the rear brick garden wall.

## Outside Space

Nestled within a pleasant cul-de sac location surrounded by similar detached homes. This plot boasts a respectable size to the front, side and rear gardens. With a handsome curb appeal, this currently low maintenance landscaped gardens. mainly laid to lawn and a sweeping walled garden bordering the back garden for an extremely private space. The rear landscaped garden enjoys a patio and lawn area, offering a blank canvass with opportunity to further develop to your desired taste with planting and shrubs.

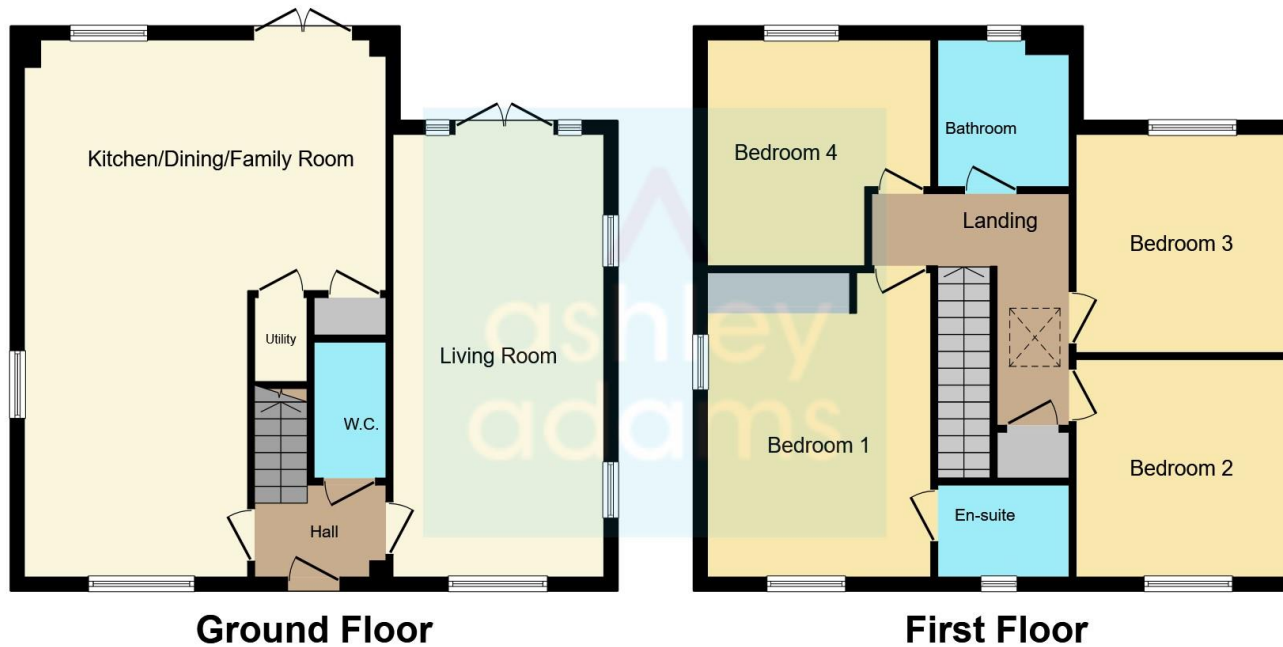












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Tenure:Freehold

EPC Rating: C

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