



Priory Close
Breedon-On-The-Hill Derby

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for sale
£700,000



Property Description

A substantial much upgraded three storey five bedroom detached family home built by Cameron Home approx three years ago with remainder of a 10 year NHBC guarantee. The property is built in stone and brick, has storm porches to both front and side elevations, double garage and drive and a professionally landscaped rear garden. Having an oil fired feature 2 zone central heating system and UPVC double glazing, the accommodation briefly comprises:- Entrance hall, cloaks/wc, lounge, dining room, stunning open plan living kitchen, utility room. To the first floor is a master bedroom with generous ensuite bathroom, guest bedroom with ensuite shower room, bedroom three and family bathroom. To the second floor are two further generous bedrooms and shower room. Outside:- the property has gardens to front and sides, the rear garden is majority walled and been professionally landscaped. The double garage, has remote doors, light and power and the property has open aspect to the front.

Entrance

Front composite entrance door with inset double glazed opaque panel leading to:-

Entrance Hall

Having feature Karndean flooring, open spindle staircase off to the first floor, central heating radiator, oak door gives access to a useful downstairs store having fuse box and BT box with the continuation of Karndean flooring, further double opening oak doors give access to:-

Study

11' 4" x 9' 7" (3.45m x 2.92m)
Having UPVC double glazed window with fitted blinds to front elevation, central heating radiator.

Cloaks/W.C

Accessed off entrance hall via an oak door,

having two piece modern white suite, low level wc, wash hand basin with chrome mixer tap and ceramic tiled splashback, central heating radiator, inset spotlights to the ceiling, extractor fan, Karndean flooring continuing through from the hall.

Open Living Kitchen/Family

30' 7" x 12' 1" (9.32m x 3.68m)

Kitchen Area

With a range of high specification matching base and wall units with upgraded quartz work surfaces over and matching upstands to the work surfaces, incorporating one and a quarter stainless steel sink unit with chrome mixer tap over, open display shelving, a range of upgraded integrated appliances comprising of a wine cooler, electric fan assisted oven, grill and microwave all fitted to eye level, five burner induction Neff hob with stainless steel extractor hood over, Karndean flooring continuing through from the entrance hall, UPVC double glazed windows to the side and rear elevations with fitted blinds, inset spotlights to the ceiling, integrated fridge freezer and dishwasher.

Dining Area

Central heating radiator, double opening UPVC double glazed French doors to the rear with matching attached side panels and fitted blinds.

Family Room Area

With a pair of double glazed UPVC double opening French doors to the rear with matching attached side panels and fitted blinds, central heating radiator, continuation of Karndean flooring, access off the kitchen via an oak door to:-

Utility Room

7' 10" x 5' 5" (2.39m x 1.65m)

Upgraded base and wall units, quartz work surfaces, upstands all to match the kitchen,

inset stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for tumble dryer, a range of oak shelving providing useful storage. The wall unit conceals a Worcester boiler providing domestic hot water and central heating, half glazed composite door to the side giving access in turn to the driveway and rear garden with inset double glazed oak panel, central heating radiator, extractor fan Karndean flooring.

Sitting Room

15' 4" x 11' 9" (4.67m x 3.58m)

Accessed off the entrance hall via an oak door, having UPVC double glazed window to the front elevation giving lovely aspect to the front, central heating radiator.

First Floor Landing

Having open spindle balustrade and stairs off to the second floor, UPVC double glazed window to the front elevation giving open aspect to the front, central heating radiator, oak door giving access to airing cupboard with pressurised hot water cylinder, another oak door giving access to:-

Bedroom One

11' 6" x 13' 8" Minimum (3.51m x 4.17m Minimum)

Measured to the front of a range of sliding mirror door front wardrobes incorporating hanging rails and shelving, UPVC double glazed window to the rear elevation, central heating radiator, oak door off to:-

Generous Ensuite Bathroom

Having a four piece white suite comprising a panel bath with chrome mixer tap, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, double width glazed shower cubicle with a chrome mains shower over with a rain head and separate shower attachment, shaver point, inset spotlights and extractor to the ceiling, ceramic tiled walls and flooring, UPVC double glazed opaque window to the side elevation.

Bedroom Two

13' 8" x 11' 10" (4.17m x 3.61m)

Having double sliding mirror door fronted wardrobes with hanging rails and shelving, UPVC double glazed window to the front elevation, central heating radiator, oak door off to:-

Ensuite Shower Room

Having a three piece white suite comprising double width glazed cubicle with a chrome mains shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, part ceramic tiled walls, fully tiled to the cubicle with inset alcove for products, UPVC double opaque glazed window to the side elevation, radiator and ceramic tiled flooring, extractor fan and inset spotlights to ceiling.

Bedroom Three

11' 3" x 11' 8" (3.43m x 3.56m)

Having UPVC double glazed windows to the front and side elevations and radiator.

Family Bathroom

Having a three piece upgraded modern white suite comprising:-panelled bath with bath shower mixer attachment, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, UPVC double opaque glazed window to the rear elevation, part ceramic tiled walls and ceramic tiled flooring, extractor fan and radiator.

Second Floor Landing

With oak doors off to bedrooms and shower room.

Bedroom Four

11' 10" minimum plus dormer x 13' (3.61m minimum plus dormer x 3.96m)

Having UPVC double glazed dormer window to the front elevation, radiator, double mirror door fronted fitted wardrobes, fitted to sloping ceiling, incorporating triple hanging rails, loft access, roof light window to the rear with fitted blind and eaves access door.

Bedroom Five

11' 5" Minimum plus dormer x 13' (3.48m Minimum plus dormer x 3.96m)









Ground Floor



First Floor



Second Floor

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