



Hastings Close
Breedon-On-The-Hill Derby

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for sale
£325,000



Property Description

A well-presented, extended three bedroom detached family home on a generous corner plot with stunning views over open fields to the rear. The property has an electric air source heating system and UPVC double glazing and briefly comprises:-

Entrance porch, Entrance hallway, Lounge with opening to dining room and rear conservatory with underfloor heating, extended fitted kitchen/diner. To the first floor are three well-proportioned bedrooms - two with built in wardrobes and family bathroom with a modern four piece white suite. Outside the property is set back from the road with attached in and out garage with light and power and garage doors to front and rear.

A particular feature of the property is the extensive rear garden with a wealth of features which must be viewed to be fully appreciated, several sheds, greenhouse and polytunnel to be included in the selling price.

Breedon On The Hill is Ideally situated close to the border with Leicestershire, Nottinghamshire, and Derbyshire and enjoys all the convenience of excellent road, rail and air links. The nearby market towns of Castle Donnington, Ticknall, Staunton Harold Reservoir, Ashby De la Zouch offer a full range of amenities. Nottingham 14 miles / Leicester 19 miles / Derby 14.5 miles.

The area has array of sought after schools including:

Primary schools : Breedon, Melbourne infants and juniors, Fore Marke Repton Prep.

Secondary schools include, Ashby Grammer, Repton School, Castle Donnington.

Entrance

Front UPVC double glazed entrance door with inset opaque glazing leading to:-

Entrance Porch

With ceramic tiled flooring, UPVC double

glazed window to the front elevation, a further half glazed timber door leads to:-

Entrance Hallway

Having laminate flooring, central heating radiator, open spindled staircase off to the first floor, central heating radiator, UPVC double glazed opaque window to the side elevation, door giving access to a useful understairs store with electric meter and fuse box. Timber panelled door gives access to:-

Cloaks/Wc

With a two piece modern white suite, low level WC, corner pedestal wash hand basin with ceramic tiled splashback, ceramic tiled flooring, UPVC double glazed window to the side elevation, further timber panelled door leading to a cloaks cupboard with hanging rail and shelving. Further half glazed timber door gives access to:-

Dining Kitchen

17' 5" x 8' 7" (5.31m x 2.62m)

Having a range of oak fronted matching base and wall units with under unit lighting, with roll edge laminated work surfaces over, single drainer, one and a quarter enamel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, space for a free standing cooker, fitted extractor hood over the cooking area, ceramic tiled splashbacks, UPVC double glazed window to the rear gives superb aspect over the rear garden and open fields beyond, laminate flooring, space for fridge freezer, integrated dishwasher, serving hatch.

Lounge

15' 9" x 10' 3" (4.80m x 3.12m)

Accessed off the hall, having UPVC double glazed picture window to the front elevation, central radiator, coving to the ceiling, feature fireplace incorporating coal effect fire, marble hearth and backplate, decorative mahogany effect surround. Arch opening to:-

Dining Room

9' 4" x 9' 9" (2.84m x 2.97m)

Having coving to the ceiling, central heating radiator, double opening UPVC double glazed French doors with matching attached side panels giving access to:-

Conservatory

13' x 8' 8" (3.96m x 2.64m)

Having a pitched polycarbonate roof with ceiling fan light, UPVC double glazed construction with exposed brick work, pencil light windows along one side, all glazing fitted with blinds, double opening UPVC double glazed French doors giving access on to the rear garden. Ceramic tiled flooring with underfloor heating, gives beautiful aspect over the garden and countryside beyond.

First Floor Landing

Having open spindle balustrade, central heating radiator, UPVC double glazed opaque window to the side elevation, panelled door gives access to airing cupboard with hot water cylinder, slatted shelving for storage.

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

Having UPVC double glazed picture window to the front elevation, central heating radiator, double door fronted built in wardrobe with hanging rail and cupboard above.

Bedroom Two

11' 8" x 9' 10" (3.56m x 3.00m)

Having UPVC double glazed window to the rear elevation giving stunning views to the garden and open fields beyond, central heating radiator, double door fronted built in wardrobe with hanging rail and cupboard above.

Bedroom Three

7' 11" x 7' 7" (2.41m x 2.31m)

Having UPVC double glazed window to the front elevation, central heating radiator.

Bathroom

Having a four piece white suite comprising panelled whirlpool bath, pedestal wash hand

basin, corner glazed shower cubicle with a Mira Sport electric shower over, low level WC, wall mounted chrome heated towel rail, part ceramic tiled walls with feature border tile, ceramic tiled flooring, UPVC double glazed opaque window to the rear elevation, fitted window blind, extractor fan, inset spotlights to the ceiling.

Outside

To the front of the property is a block paved driveway providing off road parking for two vehicles, the drive is flanked with borders inset with a variety of shrubs and leads to:-

Garage

28' 11" x 11' 11" (8.81m x 3.63m)

An attached drive in and out garage with garage doors to both front and rear elevations, light and power. Half glazed door to the rear leads out to:-

Garden

Beautifully landscaped, particularly private generous rear garden, must be viewed to be fully appreciated. Having a block paved patio at the rear of the garage, outside tap, two timber shed, metal shed, further concrete sectional store, greenhouse and polytunnel all to be included in the selling price - ideal for those with a love of gardening. The large timber shed and the concrete sectional store both have power, light and an alarm. The block paved path continues round the rear of the property, UPVC fascias, soffits and guttering for ease of maintenance. The path meanders around flanking the lawn, the boundary is fencing and hedging, there are vegetable plot areas, ornamental garden pond, plum, gooseberry and cherry trees to the end of the garden. The garden backs directly on to open fields and must be viewed to be fully appreciated.









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