



Plot 53 Ashby Road
Breedon-On-The-Hill Derby

Plot 53 Ashby Road Breedon-On-The-Hill Derby DE73 8AZ

for sale
£399,950



Property Description

****Wrap up 2025: Receive up to £20,000 stamp duty paid + save up to £15,000 in luxury upgrades****

Panoramic views and lush countryside become the backdrop for your everyday life. Perched on a hill five miles north of Ashby-de-la-Zouch, Highwoods Vale is a small countryside community and exclusive development of just 6 plots.

THE CHAPMAN. A well-proportioned, double fronted detached property offering a hall with guest cloakroom, high specification kitchen diner with utility room and a sitting room with doors onto the garden. Three good size bedrooms, ensuite shower room and a family bathroom. Enclosed garden and a drive, solar PV panels, Air source heat pump, Underfloor heating.

Highwoods Vale

Highwoods Vale has all the charm of a small countryside community with its rural landscapes, village green, well-respected primary school and choice of two local pubs. And when you need to venture further afield, easy access to local transport connections ensures it's an easy commute.

Great connectivity:
11 miles to the city of Derby
Join the A42 and M1 in five miles
Three miles to East Midlands Airport
Proximity to HS2 for future high speed rail links

Entrance

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

Entrance Hall

Having doors off to cloaks/WC, Kitchen/diner and living room, carpeted stairs off to the first

floor

Cloaks/Wc

Ideal Standard sanitaryware
Porcelanosa wall tiling as standard
Having two piece modern white suite comprising pedestal wash hand basin with chrome mixer tap over, low level wc, LVT flooring continuing through from the entrance hall, door off to:-

Kitchen/Diner

18' x 9' 1" (5.49m x 2.77m)

Having a range of matching base and wall units, quartz work surfaces, matching upstands, inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, Electrolux electric fan assisted oven, induction hob, stainless steel extractor hood, matching upstands to the work surfaces and quartz splashback to the cooking area, integrated fridge freezer, integrated dishwasher. The LVT flooring continues through from the hall, UPVC double glazed windows to the front and side elevations, underfloor heating, door to:-

Utility Room

6' 10" x 6' 4" plus under stair recess (2.08m x 1.93m plus under stair recess)

Having matching base units to the kitchen, under unit space for appliances - plumbing for automatic washing machine, space for another appliance, laminated work surface, matching upstands, single drainer stainless steel sink unit with chrome mixer tap over, fitted cover over the under floor heating hub, half glazed composite door to the side elevation.

Lounge/Diner

18' x 10' 4" (5.49m x 3.15m)

Having UPVC double glazed windows to front, side and rear elevations, double opening UPVC double glazed French doors to the side elevation, carpeted flooring, underfloor heating.

First Floor Landing

Having open spindle balustrade, central heating radiator, UPVC double glazed window to the rear elevation, door giving access to airing cupboard with pressurised hot water cylinder.

Master Bedroom

13' 11" x 9' 3" (4.24m x 2.82m)

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

Ensuite Shower Room

Having three piece white suite comprising double width glazed shower cubicle with a mains chrome shower over - fully tiled to cubicle, wash hand basin with chrome mixer tap and low level WC, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the side elevation, part ceramic tiled walls, ceramic tiled flooring.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

Having UPVC double glazed windows to the front and side elevations, central heating radiator, carpeted flooring.

Bedroom Three

7' 4" x 7' 9" plus door recess (2.24m x 2.36m plus door recess)

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

Family Bathroom

Having a modern three piece white suite comprising panelled bath with chrome bath/shower mixer attachment, wash hand

basin with chrome mixer tap over, low level WC, part ceramic tiled walls, ceramic tiled flooring, wall mounted chrome heated towel rail.

Electrical And Lighting

Downlight with PIR to front and rear
Hive Heating & Hot Water Thermostat
Hive mini hubless thermostat – secondary source
Electric in-wall toothbrush charger to master en suite*
Hagar USB power sockets*
Media Plate and TV point installed
Ring wired doorbell*

* optional extra

Exterior

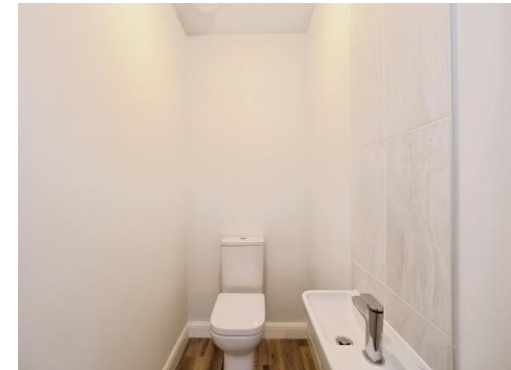
To the front of the property, which is set back well from the road, having paved path to the front door area with covered storm porch, gravelled area, lawned area. The lawn continues round to the side of the property which is the majority of the garden having lawned area paved patio and path, gate off the garden leads to side driveway providing off road parking for two vehicles. The opposite side has a barked area inset with shrubs.

Warranty

Two year fixtures and fittings warranty with Cameron Homes
Ten year NHBC warranty on the structure of your home
All homes built to the New Homes Quality Code standard

Agent Note

Incentives are subject to T&C's
Management/service charges per plot
£312.68 per annum









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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Property Ref: MEL205724 - 0003

Tenure:Freehold EPC Rating: Exempt Council Tax Band: Deleted

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