



Plot 57 Ashby Road  
Breedon-On-The-Hill Derby



## 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 ALLFORD. Perfect two bedroom semi detached home offering a hall with guest cloakroom, high specification fitted kitchen and a lounge with doors onto the garden. Two bedrooms and a bathroom on the first floor. 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 LVT flooring, open stairs off to the first floor, door giving access to:-

## Cloaks/Wc

Having two piece white suite comprising low level WC, pedestal wash hand basin with chrome mixer tap over, ceramic tiled splashback, LVT flooring continues from the hallway. Door off to:-

## Kitchen

12' 5" x 7' 8" ( 3.78m x 2.34m )

Having a range of matching base and wall units with work surfaces over, matching upstands, glass splashback to the cooking area, inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated Bosch fan assisted oven, induction hob and extractor, plumbing and space for an automatic washing machine, LVT flooring continues from the hall. Door to:-

## Lounge/Diner

15' 1" x 11' 7" ( 4.60m x 3.53m )

Having UPVC double glazed French doors to the rear giving aspect and access to the garden, attached side panel with top opener and UPVC double glazed window to the side elevation, having beautiful views of the church and open aspect to the side elevation, and access to the garden. Useful understairs store with a hub for the underfloor heating, LVT flooring, storage space.

## First Floor Landing

With open spindle balustrade, central heating radiator, airing cupboard with pressurised hot water cylinder and storage.

## Master Bedroom

15' 1" x 10' 7" max to rear of wardrobes ( 4.60m x 3.23m max to rear of wardrobes )

Having mirror sliding door fronted fitted wardrobes, two UPVC double glazed windows to the rear elevation, central heating radiator, stunning views.

## Bedroom Two

13' 7" x 8' 3" ( 4.14m x 2.51m )

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

## Bathroom

6' 7" x 5' 8" ( 2.01m x 1.73m )

Having a panelled bath with a mains chrome shower over, rain head, separate shower attachment, inset spotlights to the ceiling, wash hand basin with chrome mixer tap over, low level WC, wall mounted chrome heated towel rail, fully tiled walls and flooring, UPVC double glazed opaque window to the side elevation.

## 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

Having turfed gardens with post and rail fencing, large paved patio and driveway to the side providing off road parking for two vehicles.

## 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

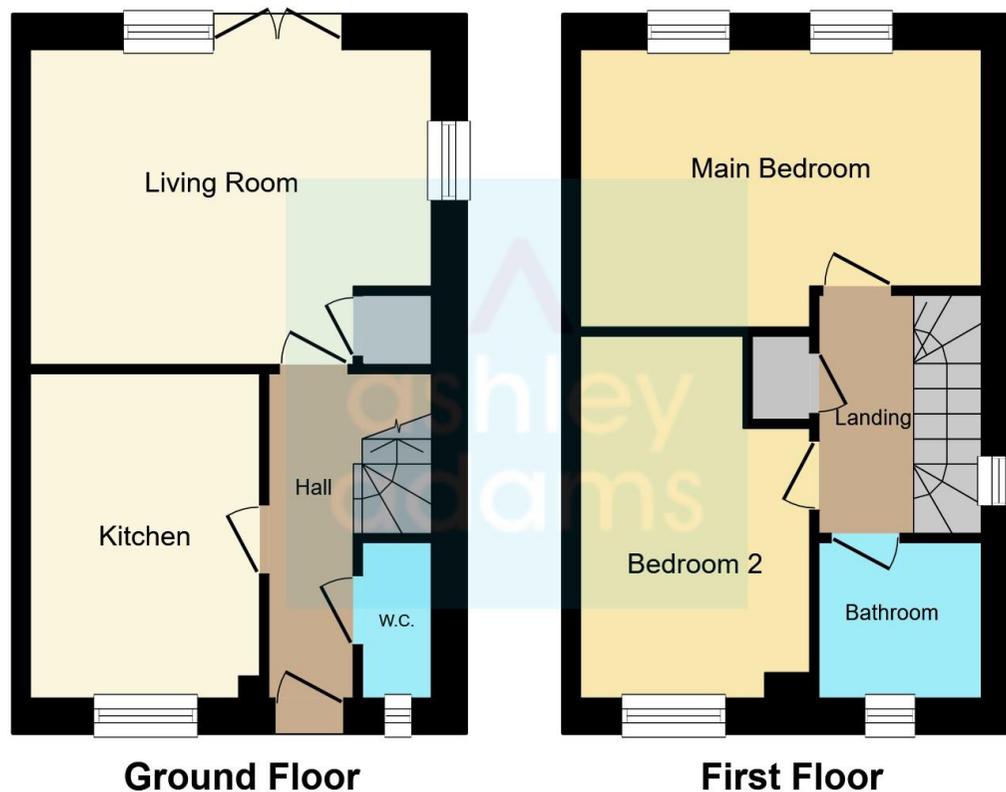
## Agent Note

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](http://www.focalagent.com)

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Property Ref: MEL205723 - 0009

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

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