



Priory Close
Breedon-On-The-Hill Derby

Priory Close Breedon-On-The-Hill Derby DE73 8LF

for sale
£655,000



Property Description

A beautifully presented three storey, five bedroom detached family home (approx 2077 sq ft) on a generous corner plot with open view overlooking the stunning balancing pond to front, double garage and good sized garden. The property was built by Cameron Homes in 2021 and has been finished to a high specification throughout with many upgraded features and has the remainder of 10 year NHBC guarantee and ample off road parking. Having a Calor gas central heating system and UPVC double glazing the accommodation briefly comprises, to the ground floor:- Entrance hall, cloaks/wc, study, lounge, spacious living kitchen with dining and seating areas and high spec kitchen fittings, utility room. To the first floor:- Master bedroom with ensuite bathroom, guest bedroom with ensuite shower room, a further double bedroom and family bathroom. To the second floor are two further double bedrooms and shower room off the landing. Outside :-The property is situated on a corner plot, so benefits from more natural light, having a feature brick boundary wall with privet hedge edging around the circumference of the wall, low maintenance lawned areas to both front and side elevations, feature storm porch to front and outside lighting. To the side is a very extensive block paved driveway providing off road parking side by side for several vehicles and leading to the detached double brick garage with remote door, light and power. Generous part walled rear garden with paved patios.

Entrance

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

Entrance Hall

Having oversized porcelain tiled flooring, open spindle staircase off to the first floor, central heating radiator, oak door to understairs store with the flooring continuing through from the hall also housing the fuse box, further oak door leads to:-

Cloaks/Wc

Having a two piece modern white suite, low level WC, wash hand basin with chrome mixer tap and tiled splashback, flooring continuing from the hall, central heating radiator, inset spotlights to the ceiling, double opening oak doors to:-

Study

11' x 9' 6" (3.35m x 2.90m)
Having UPVC double glazed windows to front and

side elevations with fitted window blinds, carpeted flooring, further oak door to:-

Lounge

15' 3" x 11' 8" (4.65m x 3.56m)
Having UPVC double glazed windows to the front elevation with fitted window blind, central heating radiator.

Spacious Living Kitchen

29' 3" x 12' (8.92m x 3.66m)
Accessed via an oak door off the entrance hall, a spacious living kitchen with seating, living, dining and kitchen areas.

Kitchen

The kitchen is fitted with a range of matching base and wall units with granite worksurfaces and matching upstands, granite windowsills, inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated fridge freezer, integrated dishwasher, peninsular unit with a fitted Neff five burner gas hob with extractor hood over - also provides breakfast seating, integrated electric fan assisted oven, grill and microwave, integrated wine cooler, UPVC double glazed windows to front and side elevations with fitted window blinds, inset spotlights to the ceiling.

Dining Area

Having double opening UPVC double glazed French doors with matching attached side panels and top opening vents, with fitted window blinds giving access and aspect to the rear garden. The oversized porcelain tiled flooring continuing all the way through the room, inset spotlights to the ceiling.

Seating/family area

Having double opening UPVC double glazed French doors with matching attached side panels and top opening vents, with fitted window blinds giving access and aspect to the rear garden, two central heating radiators, inset spotlights to the ceiling, oak door off to:-

Utility Room

7' 6" x 5' 7" (2.29m x 1.70m)
Having matching base and wall units, laminated quartz effect work surfaces with matching

upstand, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, space for a tumble dryer, integrated to the wall unit is a Calor Gas boiler providing domestic hot water and central heating, half glazed door to the side elevation.

First Floor Landing

Open spindle balustrade, stairs off to the second floor, oak door to pressurised hot water cylinder, UPVC double glazed window to the front elevation with fitted window blind.

Master Bedroom

16' x 11' 5" (4.88m x 3.48m)
Having UPVC double glazed window to the rear elevation, central heating radiator, triple sliding door fronted fitted wardrobe with hanging rails and shelving, oak door to:-

Ensuite Bathroom

9' 9" x 6' 6" (2.97m x 1.98m)
Having four piece modern white suite comprising: panelled bath with chrome mixer tap, wash hand basin with chrome mixer tap, low level WC, double width glazed shower cubicle with chrome mains shower over, separate rain head and shower attachment, inset spotlights and extractor to the ceiling, UPVC double glazed opaque windows to the rear and side elevations with fitted window blinds, wall mounted chrome heated towel rail, Karndean flooring, fully ceramic tiled walls.

Bedroom Two

13' 8" x 11' 10" (4.17m x 3.61m)
Having a double sliding door fronted fitted wardrobe with hanging rails and shelving, UPVC double glazed window to the side elevation, central heating radiator, oak door to:-

Ensuite Shower Room

6' 5" x 4' 8" (1.96m x 1.42m)
Having double width glazed shower cubicle with mains shower fully tiled to the cubicle, wash hand basin with chrome mixer tap, low level WC, wall mounted chrome heated towel rail, Karndean flooring, part ceramic tiled walls, inset spotlights to the ceiling, UPVC double glazed window to the side elevation with fitted window blind.

Bedroom Three

12' 11" x 11' 10" (3.94m x 3.61m)
Having two UPVC double glazed windows to front and side elevations, central heating radiator.

Family Bathroom

6' 10" x 6' 5" (2.08m x 1.96m)
Having a three piece modern white suite

comprising panelled bath, wash hand basin with chrome mixer tap over, low level WC, Karndean flooring, part ceramic tiled walls, inset spotlights to the ceiling, extractor fan, UPVC double glazed opaque window with fitted window blind to the rear elevation.

Second Floor Landing

Having central heating radiator.

Bedroom Four

12' 11" x 10' 10" (3.94m x 3.30m)
Having UPVC dormer window to the front elevation, central heating radiator.

Bedroom Five

11' 6" x 11' 3" (3.51m x 3.43m)
Having UPVC dormer window to the front elevation, central heating radiator, loft access, double glazed Velux roof light window to the rear. Access point to roof space.

Shower Room

Accessed via oak door from the second floor landing which serves both bedrooms, having double width glazed shower cubicle with a chrome mains shower - fully tiled to the cubicle, inset spotlights to the ceiling, ceramic tiled flooring, part ceramic tiled walls, wash hand basin with chrome mixer tap, low level WC, chrome wall mounted heated towel rail, inset spotlights and extractor to the ceiling.

Outside - Front

The property is situated on a corner plot, so benefits from more natural light and has a stunning view over the balancing pond to front and a feature brick boundary wall with privet hedge edging around the circumference of the wall, low maintenance lawned areas to both front and side elevations, paved paths leading to the side door and the front door. The front door has a feature storm porch and outside lighting. To the side is a very extensive block paved driveway providing off road parking side by side for several vehicles, flanked with border inset with shrubs leading to:-

Detached Brick Pitched Roof Ga

With electric remote up and over door, light and power, roof storage.

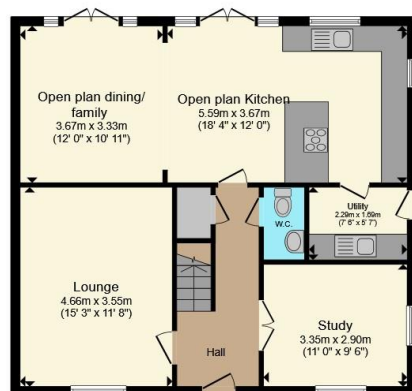
Outside - Rear Garden

Accessed from the drive with a fence, gate and paved path leading through and giving privacy and access to the rear garden which is a good size and majority walled to the sides and fenced to the rear, having outside tap, outside power socket, outside lighting and two paved patios along the rear of the property.





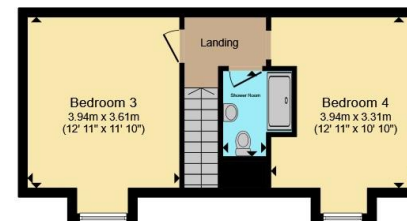




Ground Floor



First Floor



Second Floor

Total floor area 181.4 m² (1,952 sq.ft.) approx

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.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205750 - 0008

Tenure:Freehold EPC Rating: C Council Tax Band: F

view this property online ashleyadams.co.uk/Property/MEL205750



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205750 - 0008