



Church View Lane  
Breedon-On-The-Hill Derby



### Property Description

A beautifully presented, high specification two double bedroom freehold coach house with off road parking for three vehicles including double door fronted car port. The property has an air source heat pump central heating system, underfloor heating and double glazing throughout. The property is offered with no chain and the low maintenance accommodation briefly comprises:- Entrance hall with coat hanging area, stairs to first floor with feature oak balustrade, spacious lounge/diner opening to the well equipped fitted kitchen with a range of integrated appliances, an inner hall offers a generous airing cupboard and access to a high spec bathroom and two double bedrooms. Outside:- To the front of the property is a small lawned garden area, a block paved path leads to the front door area, block paved drive area leading on to double opening sturdy timber doors lead through to a car port with outside power socket, further parking space beyond this which is gravelled.

### Entrance

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

### Spacious Entrance Hallway

Having ceramic tiled flooring, central heating radiator, UPVC double glazed window to the front elevation, carpeted staircase with oak stair rail and balustrade off to the first floor, high gloss double door fronted fitted cupboard which is the hub for the workings of the underfloor heating. Oak balustrade leads to: -

### Spacious Lounge/Diner

A lovely open plan dual aspect space having two UPVC sash windows with fitted window blinds to the front elevation, one UPVC sash window to the rear with fitted window blind, carpeted flooring, opening to: -

### Kitchen

Having a range of high gloss matching base and wall units with laminated work surfaces over, matching upstands, single drainer one and a quarter bowl acrylic sink unit with brushed chrome mixer tap over, integrated electric fan assisted oven, induction hob and extractor fan with inset light, glazed splashback to the cooking area, space for a fridge freezer, space for an automatic washing machine, integrated slimline dishwasher, inset spotlights to the ceiling, double glazed Velux roof light window, porcelain tiled flooring.

### Inner Hallway

Carpeted flooring follows through from the lounge, oak door leading to airing cupboard with pressurised hot water cylinder and more space for storage, having loft access offering some storage space, oak door to: -

### Bathroom

Having a three piece white suite comprising panelled bath with chrome Bristan mains shower over, glazed shower screen, chrome mixer tap over the bath, fully tiled round the bathing area, matching tiled splashbacks, pedestal wash hand basin with chrome mixer tap over, low level WC, double glazed roof light window, vinyl flooring, inset spotlights and extractor fan to the ceiling, wall mounted chrome heated towel rail.

### Bedroom One

L Shaped bedroom having UPVC double glazed sash window with fitted window blind to the rear with beautiful views on to Breedon church and the open fields beyond.

### Bedroom Two

Having UPVC double glazed sash window with fitted window blind to the front elevation.

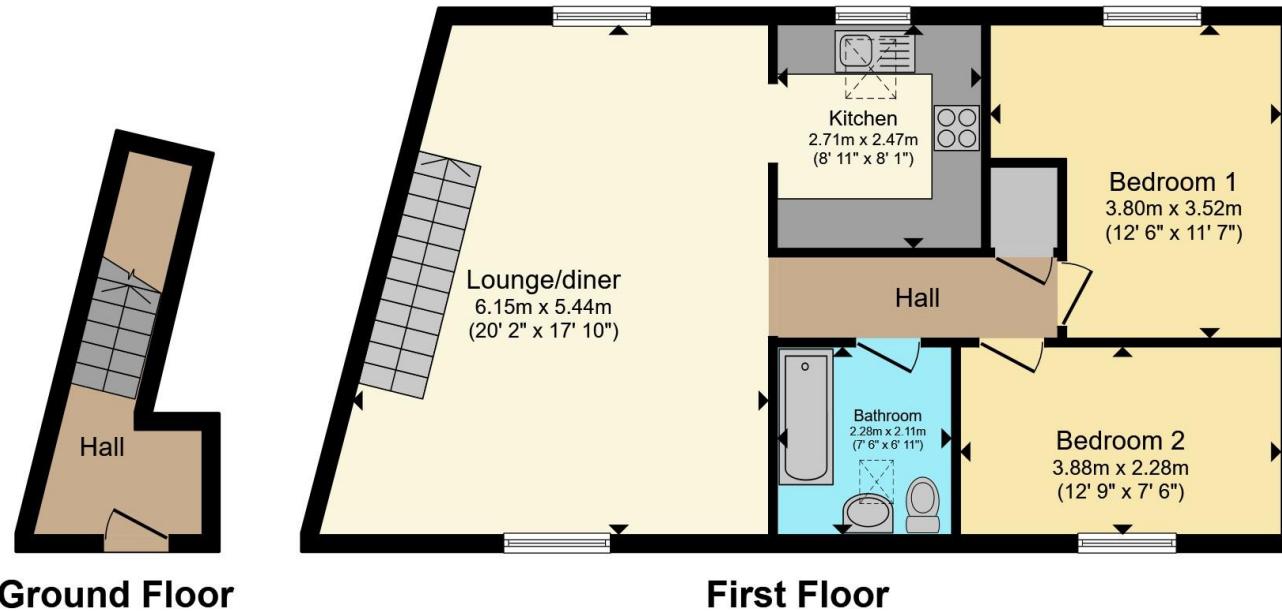
## Outside

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Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

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

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