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Saxon Close  
Breedon-On-The-Hill Derby

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## Property Description

A substantial five double bedroom detached family home at the head of cul de sac with private gardens, ample off road parking an home office to rear. The property has an oil fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, cloaks/w.c, spacious lounge, dining room, fitted kitchen, generous utility room and ground floor bedroom or playroom. To the first floor are four further double bedrooms, master with en suite shower room and family bathroom. Outside the property stands well back from the road with front garden extending out to the side providing a beautiful boundary to the property. To the rear is a generous particularly private garden with paved and decked patios, shaped lawns and a useful large timber home office which is suitable for a variety of purposes to the rear of the garden.

## Entrance Porch

Having a front composite entrance door with attached double glaze UPVC glass side panel leading to entrance porch with contemporary cast iron radiator & ceramic tile flooring, timber half glazed door leading to;

## Entrance Hall

Having ceramic tile flooring continue, carpeted dog leg spindle staircase to first floor, door off hallway leading to understairs store and a further door off to;

## W/C

Having a modern 2-piece white suite comprising of a pedestal hand wash basin with chrome mixer & ceramic splashback, low level W/C, ceramic tile panel wall, contemporary cast iron radiator, UPVC double glazed opaque window & ceramic tile flooring that continues from the hallway.

## Living Room

From the hall way through a panelled door you enter into a well-proportioned living room with feature fireplace incorporating a cast iron log burner effect LPG gas fire on a stone pathed hearth with decorative surround, UPVC double glaze double opening French doors giving access to rear garden, central heating radiator, fully carpeted flooring, coving to the ceiling and a double opening timber frame & glazed door leading to;

## Dining Room

Having a UPVC double glazed window to front aspect with fitted window shutters, carpet continuing from the living room, coving to ceiling, a cast iron radiator and separate access to hallway through a panelled door.

## Kitchen

Having a range of matching base & wall units with deep laminated worksurfaces, freestanding electric cooker that is include with price, with electric four burner hob, extractor hood with lights overhead, glazed splashback, feature splashback tiling & ceramic tile flooring from the entrance hall, UPVC double glazed window giving aspect to the private rear garden, a single drainer with 1 ¼ enamel bowl, acrylic sink unit with chrome mixer tap over, plumbing for auto dishwasher, space for fridge/freezer and a vertical cast iron radiation opening to;

## Utility Room

Having a range of matching fitted base & wall units, matching deep laminated worksurfaces & a Frankie single drainer acrylic sink unit with chrome mixer tap over, a UPVC double glazed window giving wonderful aspect over the garden, space for a under unit dryer, plumbing & space for auto washing, ceramic tiles continue from kitchen, a UPVC double glazed door to the side giving access to the rear garden, contemporary cast iron radiator, half glazed door giving access to;

## Ground Floor Bedroom

having UPVC double glazed window to front and side aspect with fitted window shutters, central heating radiator and ceramic tile flooring, double door fronted full height cupboard being shelved out also housing the Wallstar wall mounted oil-fired boiler, providing domestic hot water & central heating

## First Floor Landing

Having a stunning galleried landing which is a particular feature of the property and a spindle open balustrade, a UPVC double glazed window giving aspect to the front elevation which looks over the close offering lovely views with fitted window shutters, a cast iron central heating radiator, loft access with drop down ladder that is part boarded, and a door to airing cupboard for linen storage

## Master Bedroom

Having a full range of fitted wardrobes across one wall including three double fronted units having rails and shelves built in, UPVC double glazed window giving stunning aspect over the garden, fully carpeted flooring, central heating radiator, and a panelled door leading to;

## En Suite

Having a Modern three-piece suite comprising of a double-width glazed mains powered shower cubical with chrome rain head & separate standard shower attachment that is fully tiled within the cubical, a pedestal hand wash basin, low level W/C, half tiled wall to the rest of the en suite, laminate flooring, opaque UPVC double glazed window overlooking the rear aspect, inset spot to ceiling, and extractor fan

## Bedroom 2

Having UPVC double glazed window to the front aspect with fitted window shutters, central heating radiator, carpeted flooring & triple door fronted deep wardrobes including rails and shelving.

## Bedroom 3

Having a UPVC double glazed window to front aspect with fitted window shutters, central heating radiator and carpeted flooring

## Bedroom 4

Having a UPVC double glazed window to rear aspect, central heating radiator and carpeted flooring.

## Family Bathroom

Having a modern 3 piece white suite comprising of a panel bath with chrome mains shower, bath shower mixer attachment & rain head, mixer chrome tap to bath, wash hand basin & low level W/C attached to full width vanity unit with a range of cupboards in a high gloss white laminated finish with laminate vanity shelf over, a feature ceramic tile wall over the vanity unit, fitted mirror light over sink basin, all walls are fully tiled, inset spotlight, wall mounted chrome towel rail and laminate flooring.

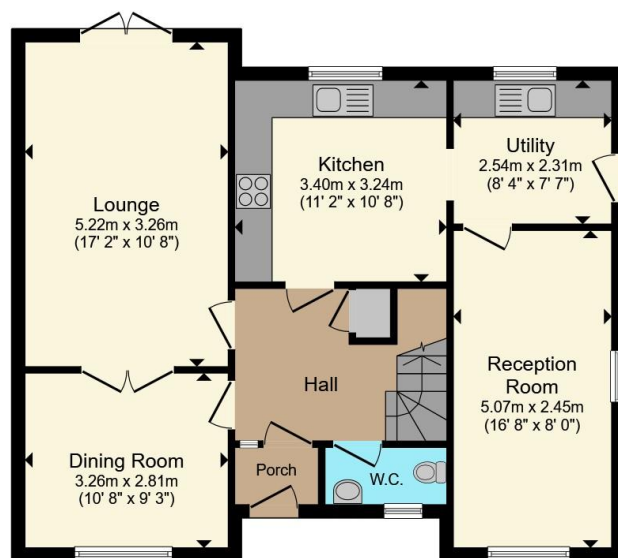
## Outside

The property is situated at the head of cul-de-sac on a sizable plot extending around the side, front lawn garden, generous double width tarmac driveway proving off road parking for several vehicles, lighting to front door area and a pathed gated with a path leading to side entrance to rear garden having pathed path flanked with slate chipping for ease of maintain, the side comes out providing a useful space, currently with a generous metal shed included in the price, oil tank & bin storage area, to the end of the garden there is a large pathed patio, a further deck area with timber balustrade, having shaped lawns flanked with borders inset with mature shrubs and trees, garden is incredibly private and must be viewed to be appreciated, there is also an outside tap, at the end of the garden there is a large home office that is timber clad, having laminate flooring, pine ceiling, lighting, power & suitable for variety of uses such as home gym, it has a front double timber ¾ glazed entrance door, two double opening windows









**Ground Floor**



**First Floor**

Total floor area 137.5 m<sup>2</sup> (1,480 sq.ft.) approx

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Property Ref: MEL205856 - 0006

Tenure:Freehold EPC Rating: D Council Tax Band: E

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