

23 Priory Close, Breedon on the Hill, Derbyshire, DE73 8LF

HOWKINS & HARRISON

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Breedon on the Hill,
Derbyshire, DE73 8LF

Asking Price: £640,000

An exceptional 1,991 sq ft executive home, built in 2022, situated on a desirable plot in the highly sought-after village of Breedon on the Hill. This spacious residence boasts a modern, open-plan kitchen/diner and a separate living room, ideal for family life and entertaining. The ground floor also benefits from a dedicated home office, a utility room, and a cloakroom. Upstairs, there are five well-proportioned bedrooms, including a master with a modern en-suite, and a stylish family bathroom. The property occupies a particularly pleasant position with a fully landscaped, low-maintenance garden to the rear, a private driveway, and a detached garage. With its contemporary design, generous proportions, and prime location offering excellent transport links, this home is a perfect blend of village charm and modern convenience.







Location

Breedon on the Hill is a picturesque village set within the Derbyshire borders and lies just 5 miles north-east of Ashby De La Zouch with access to the M42, three miles from East Midlands Airport and 5 miles from the M1 motorway. The parish includes the hamlets of Wilson and Tonge and is well known for its' limestone hill that rises 122 meters above sea level. On the top of Breedon Hill is the priory church of St Mary and St Hardulph which is set within the remains of an ironage hill fort called the Bulwarks.

There are two public houses in Breedon - The Holly Bush and Three Horseshoes - as well as a village store and post office. The village is also served by Breedon St Hardulphs Church of England Primary School and the popular Breedon Priory Health Club.



Accommodation Details - Ground Floor

Upon entering, you are greeted by a welcoming and light-filled entrance hall, providing access to all the principal ground floor rooms. The heart of the home is the expansive, open-plan kitchen and dining area, a high-specification space designed for both everyday family life and entertaining. Adjoining this is a separate, comfortable living room, offering a tranquil retreat. The ground floor also benefits from a dedicated study, perfect for those working from home, a practical utility room, and a convenient downstairs WC.

First Floor

Ascending to the first floor, the property continues to impress with its generous proportions. The master bedroom is a private sanctuary, complete with a contemporary en-suite with a bath and separate shower room and a fitted wardrobe. There are four additional well-proportioned bedrooms, each thoughtfully designed to offer comfortable living space. These bedrooms are served by a stylish and modern family bathroom. Further fitted wardrobes are included in bedrooms 2, 4, and 5, combining practicality with style.

Bedroom two on the first-floor benefits from a stunning en-suite. In addition, the second floor has a shower room split between bedroom four and five.











Outside

The property occupies a particularly pleasant position, boasting a private and well-maintained rear garden. Landscaped to provide both a lawned area and a patio, it is the perfect setting for outdoor dining and relaxing. To the left of the front, a private driveway offers ample off-road parking, leading to a large double garage.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Modern three-year-old home in Breedon on the Hill
- Spacious open-plan kitchen/diner, perfect for entertaining
- Separate living room and a dedicated home office
- Master bedroom with a modern en-suite and wardrobe
- Four additional bedrooms and a contemporary family bathroom
- Stunning landscaped, low-maintenance garden with patio
- Private driveway parking and a large double garage
- Prime location with excellent transport links
- EPC Rating - C















Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530- 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

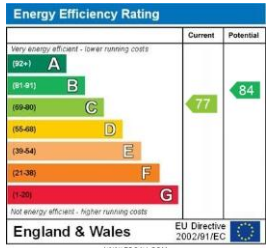
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

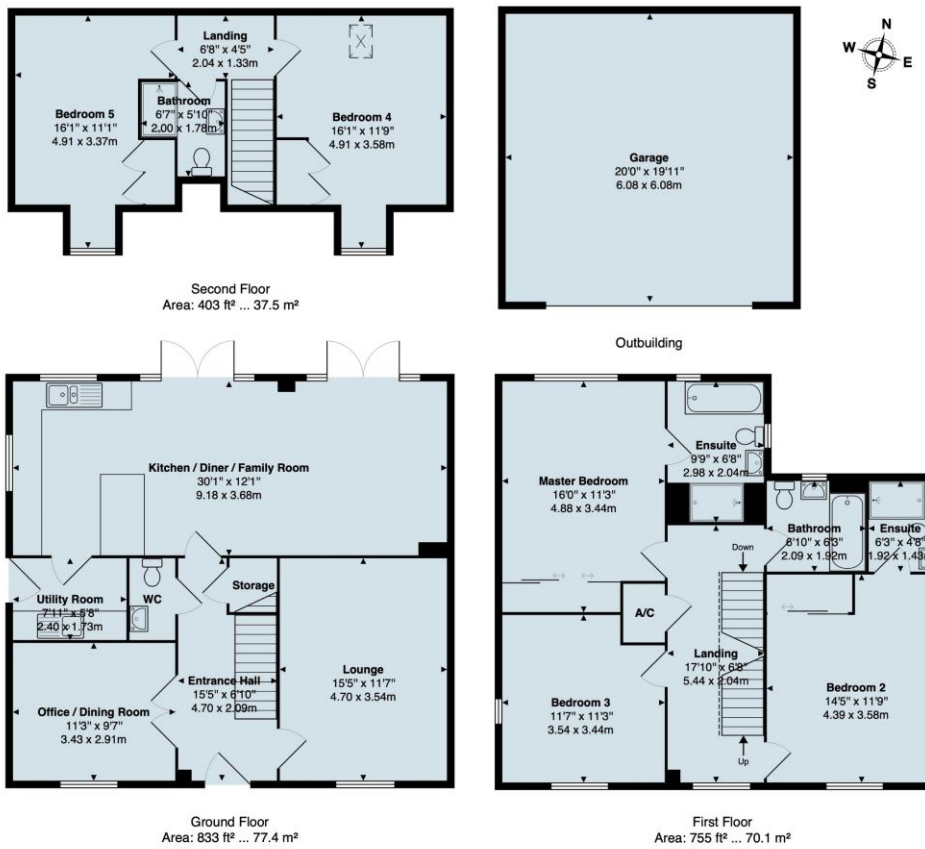
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F





Total Area: 1991 ft² ... 185.0 m² (excluding garage)
All measurements are approximate and for display purposes only

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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