

# Priory Close

Breedon-on-the-Hill, Derby, DE73 8LF

John   
German





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## Priory Close

Breedon-on-the-Hill, Derby, DE73 8LF

Offers over £700,000

Beautifully presented detached property in the sought-after village of Breedon-on-the-Hill. Offering spacious open-plan living, four king-size bedrooms, three bathrooms (two ensuite), landscaped gardens, double garage and views of Breedon Priory Church. A stylish modern family home.

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Set within a highly sought-after modern development in the heart of the charming village of Breedon-on-the-Hill, this beautifully designed larger-style detached home built by Cameron Homes offers spacious, stylish living finished to an exceptional standard. The property has been thoughtfully enhanced by the current owners and is presented throughout in elegant Farrow & Ball tones, creating a calm and contemporary feel. The home also benefits from the remainder of its NHBC warranty and enjoys views towards the village's iconic landmark, Breedon Priory Church.

Beyond the property itself, Breedon-on-the-Hill is one of the regions most desirable villages. Known for its picturesque setting and strong community feel, the village is centred around the historic Breedon Priory Church, perched on the hill and visible for miles around. Residents enjoy a range of local amenities including traditional pubs, countryside walks and easy access to surrounding market towns. The location also offers excellent transport connections, with nearby access to major road links including the A42 and M1, making it ideal for commuters while still retaining a peaceful rural charm.

The welcoming reception hallway immediately sets the tone, with Karndean LVT flooring running seamlessly across the ground floor. A staircase rises to a galleried landing above, while oak internal doors lead to the principal living spaces. A guest cloakroom with wash hand basin and WC is conveniently positioned off the hallway.

To the front of the home, the sitting room provides a cosy yet elegant retreat, centred around a striking fireplace with raised hearth and recessed log-burning stove. A wide bay window fitted with shutters frames attractive views towards the church, filling the room with natural light.

At the heart of the home is an impressive open-plan kitchen, dining and family space designed for modern living. This expansive area blends three distinct zones into one versatile environment for everyday family life and entertaining. The shaker-style kitchen features beautifully crafted blue cabinetry complemented by polished quartz worktops and a waterfall-edge breakfast bar with seating for three. A full range of integrated Neff appliances includes double ovens, a five-ring gas hob with extractor hood, wine chiller and integrated fridge freezer.

The kitchen flows effortlessly into a generous dining area, comfortably accommodating a large dining table for gatherings with family and friends, before opening into the relaxed family snug, where there is ample space for a large sofa seating area. Full-width bifold doors open onto the landscaped rear garden, creating a seamless connection between indoor and outdoor living.

Completing the ground floor is a practical utility room with matching cabinetry, quartz worktops, space for appliances and a half-glazed door providing external access.

Upstairs, the galleried landing enjoys views towards the historic church and leads to the bedroom accommodation. The principal suite offers a luxurious private retreat, beginning with a spacious dressing room fitted with wardrobes along two walls. This leads into a beautifully proportioned king-sized bedroom with skylights and a front-facing window. The suite is completed by a stylish ensuite shower room, featuring full-height tiling, a double-width rainfall shower enclosure with additional handheld shower, floating wash basin, WC and chrome ladder-style radiator.

Bedroom two is equally impressive, with its own fitted wardrobe area and a private ensuite shower room finished with contemporary tiling, vanity wash basin and chrome heated towel rail. All bedrooms within the home are generous king-sized rooms, offering excellent flexibility for family living or guest accommodation.

The family bathroom is finished to a high standard and includes a bath with mixer tap, floating wash basin, WC and a separate double-width shower enclosure with full-height tiling. All bathrooms throughout the home benefit from illuminated mirrors and quality modern fittings.

#### Outside

The driveway provides ample parking and access to a double garage. The rear garden has been thoughtfully designed with a porcelain tiled terrace, steps leading to a pathway with feature pillar lighting and onto a timber covered pergola seating area. Thanks to the property's corner plot position, the garden is larger than average and predominantly laid to lawn, providing an excellent outdoor space for entertaining or family enjoyment.

Combining generous living spaces, stylish modern finishes and a prime village setting, this exceptional home offers the perfect balance of contemporary family living and countryside lifestyle.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. £300 per annum + extras for ground maintenance.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17032026

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

2241 ft<sup>2</sup>

208.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Agents' Notes**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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