

# Priory Close

Breedon On The Hill, Derby, DE73 8LF

John   
German





# Priory Close

Breedon on the Hill, Derby, DE73 8LF

£440,000

**Fantastic opportunity to acquire a superb four-bedroom detached property situated in the desirable location of Breedon on the Hill.**

Breedon on the Hill is a small rural village on the Derbyshire-Leicestershire border, perfectly placed for the busy commuter wanting to access the M1, M42, A50, and of course East Midlands Airport being just a stone's throw away. The village boasts an excellent School, two popular pubs, and the luxury benefit of the village's own Golf and Health Club.

Lying upon this highly sought-after premium development, this well situated, high specification four-bedroom, detached family home has an impressive amount to offer. A short pathway between two small, hedge-lined lawns leads to the front door, covered with a cottage-style canopy porch which opens into the welcoming hallway having a staircase leading off and a downstairs WC.

On the left, you will find a full-depth family lounge which has dual aspect windows allowing for plenty of sunlight, creating a fantastic family-sized reception room. At the rear of the room, double French doors open out onto the spacious garden.

Stepping back into the hallway there is a fantastic, ultra-modern, premium specification open plan living kitchen diner offering extensive space for a dining table and chairs, a sofa and seating at a white marble top breakfast bar. There is a range of oak navy-blue wooden cabinets which wrap around three walls incorporating a variety of high specification appliances such as a wine cooler, Zanussi double oven/induction hob, extractor fan and Grundig dishwasher. There is also a separate useful utility room and pantry at the rear with further storage space inside. Opposite here, there is access into the garden through double French doors.

To the first floor, there are four double bedrooms with the master benefiting from its own private en-suite facility, together with a separate family bathroom featuring stone tiles throughout, a bath with shower over, WC, and wash basin.

Outside to the rear, you will find a fantastic garden which is predominantly laid to lawn with a spacious white stoned seating area at the rear which makes the perfect spot for sitting in the sun. The garden also features some mature plants and a raised planting area, ideal for contemporary plants and bushes.

To the front and side of the property, there is a brick paved driveway with space for up to four cars, this then leads to a detached single garage with a motorised door with power, lighting and plenty of space for additional storage.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

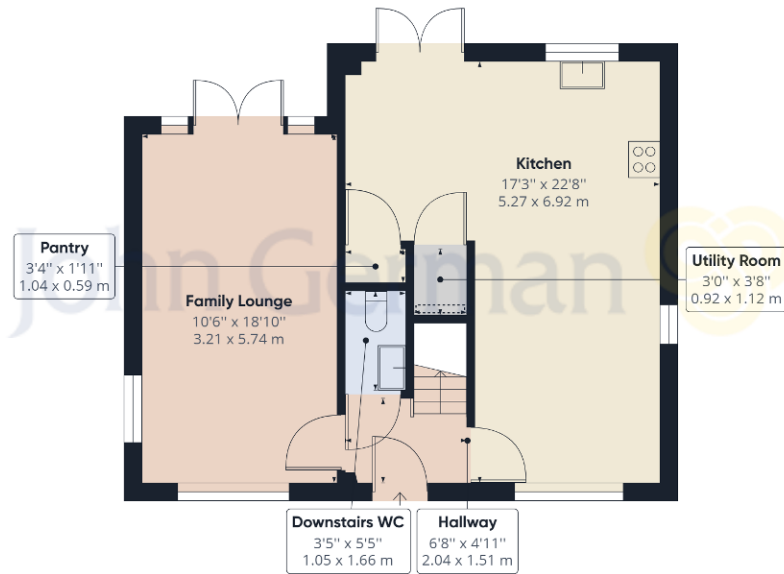
[www.nwleics.gov.uk/pages/view\\_planning\\_applications](http://www.nwleics.gov.uk/pages/view_planning_applications)

**Our Ref:** JGA/23082022

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







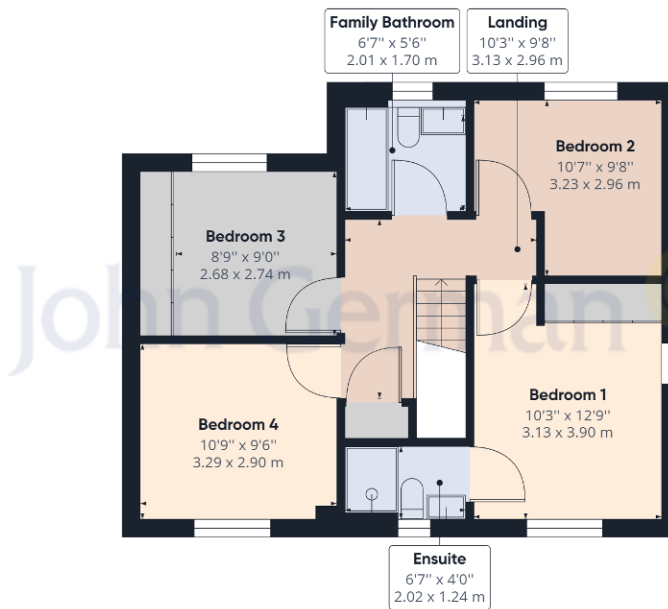
Ground Floor Building 1

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

1158.73 ft<sup>2</sup>  
107.65 m<sup>2</sup>

Reduced headroom

1.55 ft<sup>2</sup>  
0.14 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

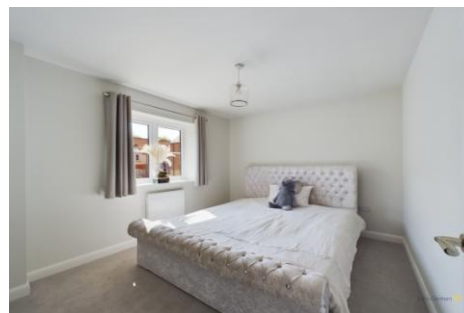
### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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