



Priory Close
Breedon-on-the-hill
DE73 8LF

£650,000

A STUNNING DETACHED home with over 1600 SQ FT of living space, by CAMERON HOMES, forming part of this sought after development, situated on a PRIME PLOT, with FOUR DOUBLE BEDROOMS, THREE BATHROOMS, a HIGH SPECIFICATION LIVING KITCHEN with BI FOLDS, DOUBLE GARAGE & LARGE DRIVEWAY with plenty of parking



Property Features

- Prime Position
- High Specification
- Four Bedrooms
- Two Ensuites
- Open Views
- Double Garage
- Brand New
- Living Kitchen
- Two Receptions
- Ample Parking

Full Description

Nestled in its own spacious grounds surrounded by countryside this is a truly beautiful setting in a rural location. Blending with the natural landscape this substantial family home offers a rare opportunity to enjoy countryside living. This four double bedroom brand new detached family home has ample off road parking for several vehicles, a double garage & enclosed garden with 10 year NHBC guarantee for extra peace of mind.

Welcoming you into the large entrance hall you immediately get a sense of luxury with the high specification Karndean flooring throughout the ground floor. Boasting over 1600sq ft of living space there is an accessible w.c, plus additional under stairs storage, an expansive family living kitchen with an island at its heart. Quality integrated Neff appliances and wine fridge with upgraded waterfall edge granite worktop and a generous utility area with space for appliances. Beyond the bi-fold doors the living space extends into a

turfed garden with patio area perfect for entertaining on a sunny day. The spacious lounge features a large box bay window to enjoy the peaceful surroundings, whilst the quality wood burner creates that cosy intimate feeling with high quality carpets and neutral decor. A versatile formal dining room or snug room with picturesque views complete the ground floor.

To the first floor the generous landing really gives you a feeling of space and light with expansive views over the countryside. There are four good size double bedrooms the master having an en suite with fitted sliding door wardrobes there are two further bedrooms both with fitted wardrobes and one with an ensuite and fitted sliding wardrobe. The energy efficient boiler system is located in a cupboard with additional storage. The good size luxury family bathroom with walk in shower completes the first floor.

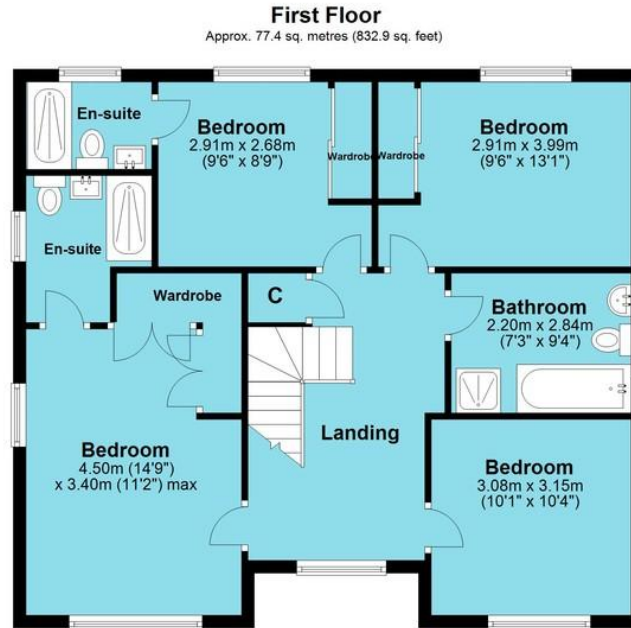
To the front there is a blocked paved driveway with ample parking for several vehicles, a detached double garage with electric up and over doors and side access to the garden. Breedon on the Hill boasts a most strategic location betwixt the M42, M1 & A50, ideal for commuters with many East/West midlands towns and cities within an hour's drive, including East Midlands Airport & Donington Park Race track within 3 miles. The picturesque village embraces a highly regarded village Primary School, shop and two pubs, whilst lying close to Ashby de la Zouch (4 miles) and Melbourne (2 Miles) providing more comprehensive day to day facilities. Independent schooling is provided by Loughborough Endowed Schools, Repton, Foremarke and Trent College in Nottingham.

TENURE We are advised the property is Freehold

COUNCIL TAX The property band is TBC







Total area: approx. 155.7 sq. metres (1676.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements