

# Berry Avenue

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

John   
German






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£295,000



Extended semi detached bungalow backing onto fields with a view across towards Breedon's famous church on the hill. The excellent updated living space comprises two double bedrooms, refitted shower room, refitted breakfast kitchen, rear porch, ample parking and large garage (24' x 9'3). No upward chain.

This semi detached bungalow has undergone an exhaustive program of refurbishment since the owners purchased the property in 2019 and offers a superb opportunity for a buyer seeking a single storey home coupled with an excellent village location.

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 a stones' throw away. The village boasts an excellent local School, famous local Church on the hill, two local pubs plus nearby Breedon Priory Spa. It lies in close proximity to Melbourne where a wealth of conveniences are within reach, you will be spoilt for choice by its diverse array of charming local shops, inviting cafes and restaurants.

The property sits back from the road in a cul de sac setting behind a driveway approach leading to an oversized detached garage to the side. A look side will reveal an entrance porch leading into a central hallway with a useful storage cupboard and well proportioned living space arranged around.

There is a good sized lounge with a front facing window, a refitted open plan breakfast kitchen which is beautifully appointed with base and wall mounted cabinets wrapping around the room with white shaker style doors and metro effect tiling above. Complementary worktops have an inset sink with mixer tap alongside a ceramic hob with extractor hood above, integral eye level oven and space for a fridge and washing machine etc. There is space for a small breakfast table and a small pantry cupboard.

Leading off the kitchen is a rear entrance porch/boot room which has further space for appliances and makes for a practical entrance. From here is a boiler room housing the Worcester Bosch oil fired central heating boiler.

Return to the hall and leading off are two excellent sized bedrooms, the one to the front is a lovely double sized room whilst the one to the rear has been extended to create a fantastic master suite with views over the garden and fields beyond, or alternatively could be used as a separate dining room with sitting area.

Last but not least is the shower room which too has been refitted and is equipped with a corner shower with electric shower above, vanity unit with inset wash hand basin, WC, attractive wall tiling and a contemporary tall grey radiator.

Return outside and to the rear of the property you will find extensive lawned gardens with a patio area and some beautiful views to the fields behind and the church sitting atop the hill in the distance.

**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.

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(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 B

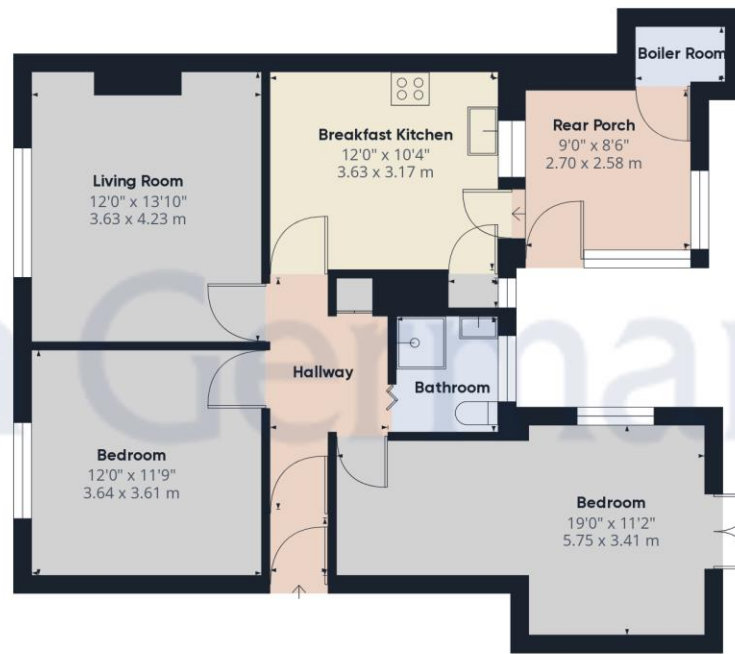
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31072024

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Ground Floor Building 1



Ground Floor Building 2

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

1032.47 ft<sup>2</sup>  
95.92 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Referral Fees

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**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		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



