



4 Church View Lane, Breedon-On-The-Hill

In Excess of £475,000

 HORTONS

4 Church View Lane

Breedon-On-The-Hill, Derby

Nestled within an exclusive and tastefully designed 11 house development, this property is a true gem. This five year old property with cul-de-sac location boasts stylish lampposts and gentle landscaping, with spacious plots and a charming block paved street. Each home is uniquely positioned and fits sympathetically into the historical South Derbyshire Breedon Village, blending modern living and charm.

With pretty stone and brick facade, this four bedroom detached home and garage offers modern living with luxurious touches throughout. The ground floor features underfloor heating, powered by an air source heat pump, ensuring comfort and sustainability. The neutral elegant decor provides a timeless backdrop, perfectly complimenting the modern build.

Lounge - The heart of the home is the light filled lounge, complete with a charming chimney and log burner, creating a cozy and contemporary atmosphere. French doors open from both the lounge and the kitchen diner, seamlessly connecting the indoor spaces to the outdoors, perfect for entertaining.

Upstairs the master bedroom is a true retreat, boasting a generous layout, a private dressing room and stylish en-suite.

In brief the property offers; Entrance hallway, lounge, snug/formal dining room, kitchen diner, cloakroom. To the first floor; Master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further bedrooms and main bathroom. The loft has two access points, one loft space offers loft ladder, light and is boarded. Outside; with corner plot driveway, detached garage and softly planted front garden with pathway leading to the Oak porch, enclosed back garden with patio and lawned area.



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Entrance Hallway - You are welcomed into a bright entrance hall, with neutral ceramic tiled flooring boasting underfloor heating, with oak balustrade stairs leading to the 1st floor. The hallway leads you to the lounge, dining room, kitchen diner, cloakroom and under stairs storage. An L shape hallway benefits from natural light with a double glazed sash window.

Lounge 4.47m x 4.37m - This modern, generously sized lounge exudes warmth and style, centred around a stunning multi-fuel log burner, complete with a charming timber mantle and an elegant marble style hearth. The room benefits from unspoilt walls, thanks to the discrete underfloor heating, allowing for a sleek and uncluttered look. Inset spotlights enhance the contemporary style. A double glazed sash window sits to the front elevation. At the rear, French doors with equal height window panels offers views of the garden, flooding the space with natural light.

Dining Room 3.38m x 3m - This versatile second reception room offers endless possibilities, making it the perfect space to suit your needs. Whether you envision it as a cozy snug, a home office, a playful children's room, an additional downstairs bedroom or a formal dining room, this room can adapt effortlessly. With underfloor heating and double glazed sash windows to the side and front elevations, it offers lots of natural light. Conveniently located next to the cloakroom, it adds practicality and flexibility to your home layout.







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Cloakroom - Double glazed sash window to the side. wc, pedestal wash hand basin, heated towel rail, tiled flooring and underfloor heating.

Kitchen - This sizeable 21' kitchen showcases a range of high-gloss white base, wall and tall units, accentuated by sleek, streamline hidden handles for a minimalist aesthetic. The U-shaped layout, featuring a chic breakfast bar, seamlessly flows into a spacious dining area, perfect for both intimate gatherings and grand entertaining. French doors open to the garden, while double-glazed sash windows—one thoughtfully placed above the sink and another on the side elevation—offer charming views of the outdoor landscape. Appointed with premium finishes, including laminate worktops and matching upstands, complemented by a suite of integrated appliances: a double electric waist-height oven (Bosch), induction hob with chimney extractor, integrated fridge freezer, dishwasher and dedicated space for a washing machine. A one-and-a-half sink and drainer, fitted with a swan neck mixer tap. Inset spotlights, highlighting the ceramic tiled flooring, which is warmed by underfloor heating.

Detached Garage & Driveway - Detached garage with light, power and electric powered door with remote fob.







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Master Bedroom 3.70m x 3.70m - This generous master bedroom currently furnished with a super kingsize bed offers perspective of the space to utilise. With radiator, neutral carpet and double glazed sash window overlooking the garden. Offering direct access to the dressing room and en-suite.

Dressing Room 3.07m x 1.65m - This fantastic adaptable space sets the scene for the master bedroom, with floods of light from the double sash window that overlooks the garden, this room leads you to the master bedroom and en-suite allowing a luxury space within the home. With neutral carpets, coving and radiator.

En-suite - A modern and elegantly designed en-suite, with neutral ceramic tiled floor and part tiled walls, a sizeable glazed shower enclosure with chrome thermostatic shower for instant hot water. This modern white bathroom suite offers pedestal wash hand basin and low level w.c. With natural light from the double glazed sash window and inset spotlights. There is also a generous chrome heated towel radiator.

Guest Bedroom 3.43m x 3.10m - A double bedroom that sits to the front elevation of the property opposite the master bedroom with double glazed sash window to the front, radiator, neutral carpets and access to an en-suite. This would make a fantastic guest room with its own facilities.

En-suite - A modern shower room, with ceramic tiled floor and part tiled walls. Pedestal wash hand basin, low level w.c, chrome heated towel radiator, shower enclosure with chrome thermostatic shower with direct hot water. Double glazed sash window to the side elevation and inset spotlights.







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Bedroom Three 3.43m x 2.57m - This is an L shape room with access to an internally fitted wardrobe/cupboard. With double glazed sash window to the front elevation, neutral carpet and radiator.

Bedroom Four 3.07m x 2.03m - Sitting to the front elevation of the property, this bedroom is currently being used as a secondary dressing room, with double glazed window to the front, natural carpet, radiator and access to loft space which comes with fitted ladder and light with clever switch feature to identify if the loft light is on or off.

Main Bathroom - A modern and elegant bathroom located to the side and rear elevation of the property, with double glazed sash window to the rear. The bathroom is light and spacious with additional features of shaving socket, illuminated mirror, chrome heated towel radiator and inset spotlights. This fresh bathroom offers a white modern three piece suite with pedestal wash hand basin, low level wc, panelled bath with shower over and glazed shower screen. Neutral ceramic tiled floors and part tiled walls.

Outside - This particular home is set on a desirable corner plot, featuring a striking stone and brick facade. The exterior is complemented by a detached garage and private driveway, providing ample parking. The front garden is softly landscaped wrapping around the plot adding to the homes curb appeal. The paved pathway to the front leads you to a chunky Oak porch, complete with sympathetic light above the door, creating a warm and inviting entrance. For added convenience, access to the rear garden is available through the house or via the side gate. The enclosed rear garden is a private haven, featuring a patio area ideal for outdoor dining, and a lawn that offers a blank canvas for gardening enthusiasts.

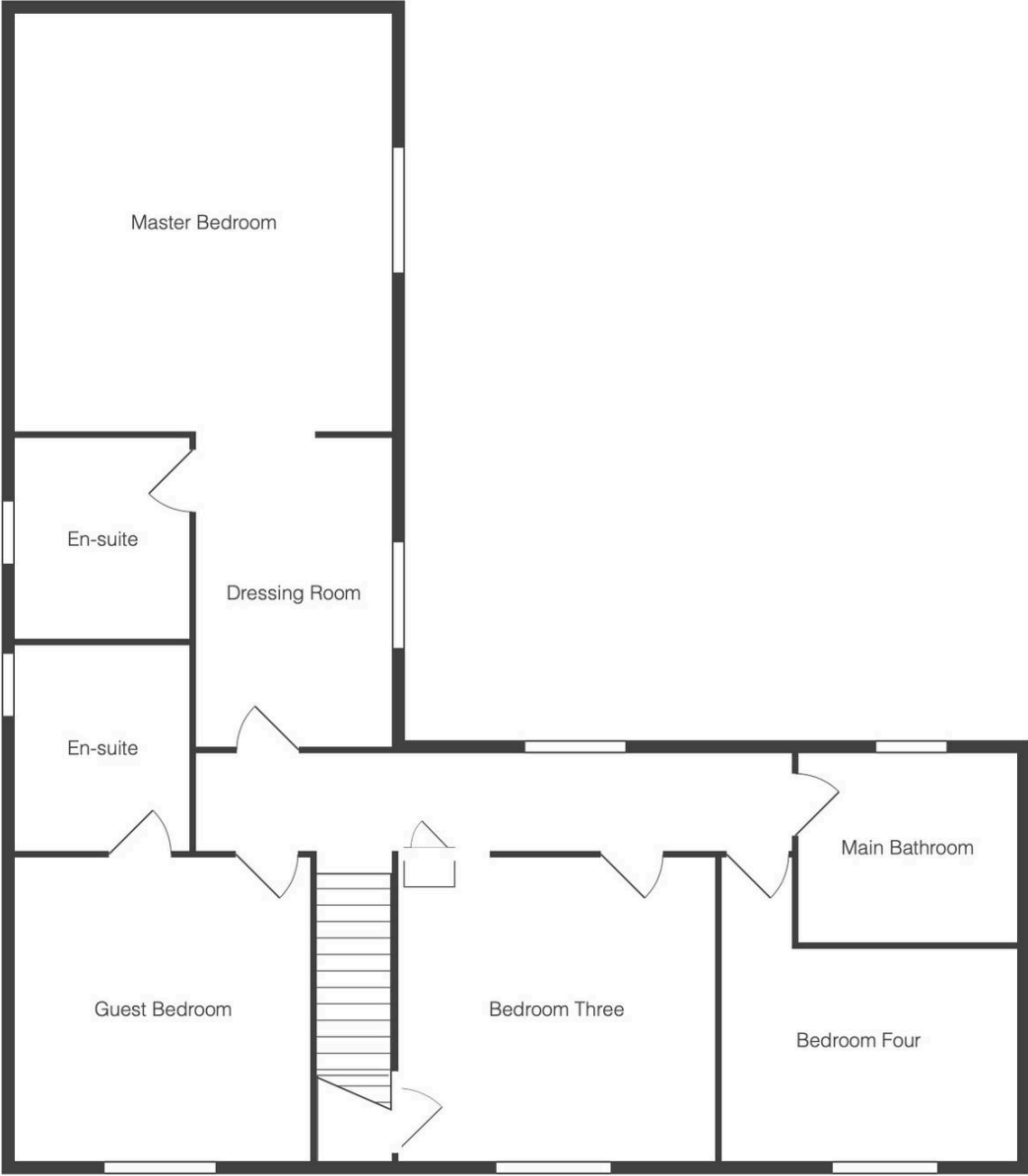


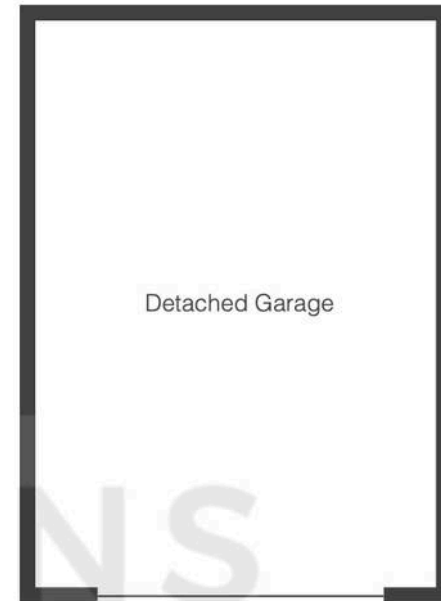
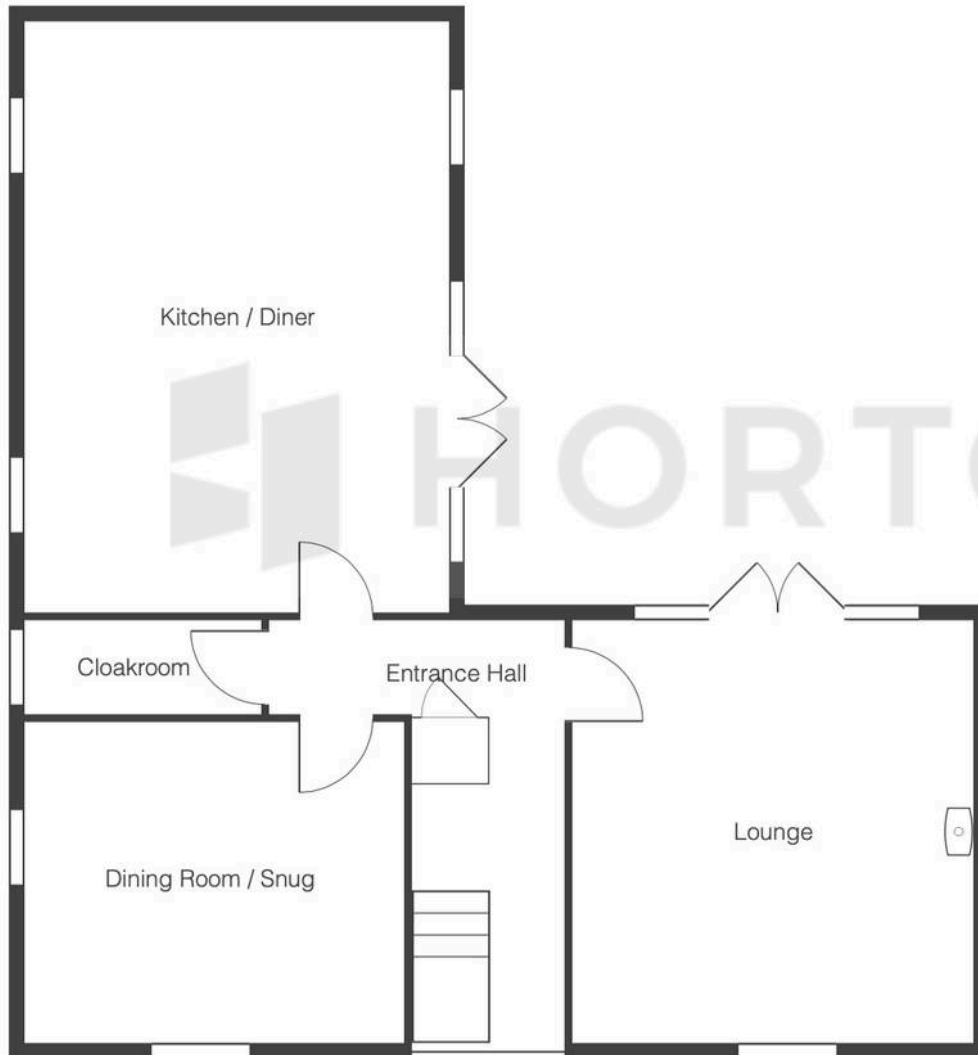


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Kitchen / Diner

Detached Garage

Cloakroom

Entrance Hall

Dining Room / Snug

Lounge