



48, Priory Close, Breedon-On-The-Hill, Derbyshire, DE73 8LF

HOWKINS &
HARRISON

48, Priory Close,
Breedon-On-The-Hill,
Derbyshire, DE73 8LF

Guide Price: £785,000

A substantial and beautifully presented five-bedroom detached family home, offering 2,658 sqft. of generously proportioned and highly versatile accommodation.

The ground floor provides an excellent balance of formal and informal living space, with a spacious living room, further sitting area, impressive kitchen with adjoining dining area, separate dining room, utility and WC, together with an integral double garage. Upstairs, the accommodation is equally impressive, with five bedrooms, two en-suites, a family bathroom and a superb principal suite incorporating a generous dressing area.

Externally, the property enjoys an attractive frontage with extensive block-paved parking, while to the rear is a particularly generous and well-maintained garden with a large paved entertaining terrace, extensive lawn and mature screening, creating an excellent setting for both family life and outdoor entertaining.



Location

Breedon-on-the-Hill is a highly regarded and historic village enjoying an attractive position surrounded by rolling countryside. The village offers a good range of local amenities including a primary school, convenience store, Post Office and popular public houses, together with excellent walking opportunities and countryside close at hand. Nearby Melbourne, Castle Donington and Ashby-de-la-Zouch provide a wider selection of shops, cafés, restaurants and everyday services. The village is also well placed for access to the A42, East Midlands Airport and the wider road network, making it an excellent choice for buyers seeking an appealing village setting with good local facilities and convenient transport links.



Accommodation Details - Ground Floor

From the front door, the entrance hall immediately provides useful built-in storage together with a conveniently positioned WC, before leading into the principal ground-floor accommodation. To the left is the impressive dual-aspect living room, a bright and generously proportioned reception space with fitted log burner and French doors to the rear. There is also a separate dual-aspect dining room, offering an excellent additional reception space for more formal dining or entertaining. The heart of the home is the substantial open-plan sitting area, which flows seamlessly into the stunning kitchen and adjoining dining area, creating an excellent setting for everyday family life and entertaining. Bi-folding doors open directly from the dining area onto the rear garden, allowing plenty of natural light and providing an easy connection with the outside. Completing the ground floor is a useful utility room with a door leading directly outside.

First Floor

To the first floor, a spacious landing provides access to five bedrooms and the family bathroom. The principal bedroom forms an impressive suite with a generous adjoining dressing area and private en-suite shower room. Bedroom two also benefits from its own en-suite, while bedrooms three, four and five provide well-proportioned and flexible accommodation for family, guests or home working. A family bathroom serves the remaining bedrooms and completes the first-floor accommodation.





Outside

The property is approached over a substantial block-paved driveway providing ample off-road parking and access to the detached double garage, which also benefits from a rear barn style courtesy door and pre-wiring for an EV charger. To the rear is a particularly generous and well-maintained garden, predominantly laid to lawn with a large paved terrace immediately adjoining the house, creating an excellent space for outdoor dining and entertaining. The garden enjoys a particularly private, non-overlooked aspect, backing onto open green space and providing an attractive outlook.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact



Features

- Substantial five-bedroom detached family home
- Approximately 2,658 sq. ft. accommodation
- Spacious kitchen with adjoining dining area
- Separate living, sitting and dining rooms
- Principal suite with dressing area
- Two en-suites plus family bathroom
- Double garage and generous driveway parking
- Large landscaped rear garden and terrace
- Sought-after Breedon-on-the-Hill village location
- Excellent A42, M1 and airport links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

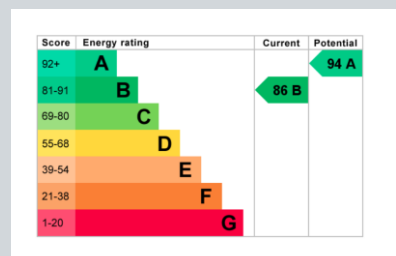
Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax – Band G



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.