



Pear Tree Mews
Breedon-On-The-Hill Derby

Pear Tree Mews Breedon-On-The-Hill Derby DE73 8JX

for sale
£650,000



Property Description

NO CHAIN!!!!A stunning 1539 square ft, three double bedroom detached family home in award winning development by Alexander Bruce Estates with off street parking, double garage and beautifully landscaped gardens. The property was individually designed and built in 2015 and has high quality fittings throughout, efficient air source heat pump central heating system and underfloor heating to the ground floor. Having oak internal doors, heritage double glazing and finished to a high specification no expense has been spared to create this stunning family home. In brief the internal accommodation comprises: - Entrance hall with oak staircase & flooring, lounge with feature fireplace and log burning stove, open plan living kitchen with cooking, dining and seating areas and doors onto the garden, cloaks/w.c and utility room plus useful boot room. To the first floor is the master bedroom suite with built in oak door fronted wardrobes and ensuite shower room, two further well proportioned double bedrooms and family bathroom. We highly recommend viewings of this property to fully appreciate the accommodation on offer. Breedon On The Hill offers easy access to A50, A38, M1,M42 , East Midlands airport & Parkway railway station. The village has two excellent pubs, a shop and a highly regarded primary school. Villages of Ashby (approx 5 miles) and Melbourne (approx 3 miles) offer a wider range of amenities if required.

Entrance Hallway

Accessed via a front sturdy half glazed timber entrance door with inset double glazing leading to the entrance hallway having feature oak flooring, oak staircase off to the first floor, two timber framed double glazed windows to both side elevations, under floor heating, oak framed and glazed door giving access to: -

Kitchen

A spacious, dual aspect, living kitchen with kitchen, dining and seating areas. To the kitchen area is a range of high quality oak fronted base and wall units with quartz work surfaces over with matching upstands, inset stainless steel one and quarter bowl sink unit with brushed chrome mixer tap over, range of integrated appliances comprising of AEG electric eye level fan assisted oven and grill, NEFF halogen hob with

double width Elica extractor fan over, quartz splashback to the cooking area, integrated dishwasher, space for fridge/freezer, peninsular unit providing breakfast seating, inset spotlights to the ceiling, travertine tiled flooring, under floor heating, the room extends out to the rear providing dining and seating areas with double glazed double opening french doors giving access to the rear garden, double glazed window to the side, inset spotlights, the travertine flooring continues through, double glazed window to the front with fitted window blind, oak door gives access to: -

Boot Room

Having a double glazed window to the rear elevation, timber door to the side giving access to the rear garden, inset spotlights to the ceiling, under floor heating, travertine flooring continues through from the kitchen and an oak door leading to: -

Cloaks/Wc

Having a modern two piece white suite comprising of low level wc, wash hand basin with chrome mixer tap over, and ceramic tiled splashback, under floor heating, travertine tiled flooring continues through from the boot room, inset spotlights to the ceiling.

Plant Room

From the boot room is a further oak door leading to the plant room which is the hub for the controls for the underfloor heating to the ground floor.

Utility Room

Accessed from the kitchen via an oak door fitted with a range of matching units to the kitchen, oak fronted base and wall units with laminated work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for further under unit appliance, double glazed window to the rear elevation giving aspect over the garden, inset spotlights to the ceiling, underfloor heating, travertine tiled flooring continues through from the kitchen, at the end of the utility room is a double width glazed shower cubicle with a chrome mains shower, fully tiled to the cubicle, chrome wall mounted heated towel rail, extractor fan, inset spotlights to the ceiling, travertine flooring continues through, underfloor heating.

Living Room

Accessed from the entrance hall via an oak framed and glazed door, being dual aspect with double

glazed windows one the front and two to the side elevation and double opening double glazed French doors to the rear giving aspect and access to the garden, carpeted flooring and a feature brick fireplace incorporating a cast iron stove on a slate tiled hearth.

First Floor Landing

Having carpeted flooring, double glazed roof light window, inset spotlights to the ceiling, central heating radiator.

Master Bedroom

Accessed via an oak door is a stunning master bedroom suite, dual aspect with double glazed windows to both the front and rear elevations, two central heating radiators to front and rear, two double door oak fronted built in wardrobes with hanging rails and shelving for ease of storage, useful under stairs storage area which could be made into a fitted cupboard if required, oak door giving access to: -

Ensuite Shower Room

Having a corner glazed shower cubicle with mains chrome shower, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, wc with concealed plumbing, ceramic tiled flooring, part ceramic tiled walls, inset spotlights to the ceiling and extractor fan to the ceiling.

Bedroom Two

Accessed via an oak door is another good sized double room, double glazed window to the front elevation, central heating radiator, carpeted flooring, an oak door to a deep walk in wardrobe with hanging rail and lots of storage, inset spotlights to the ceiling, loft access with a pulldown loft ladder to a fully boarded out loft area for heavy storage with light and power.

Bedroom Three

Accessed via an oak door is another good sized double bedroom, a beautiful light room with double glazed windows to both the rear and side elevations giving glorious aspect over the garden, carpeted flooring, central heating radiator and inset spotlights to the ceiling.

Family Bathroom

Accessed by an oak door having a modern four piece white suite comprising of panelled bath with chrome mixer tap, corner glazed shower cubicle with mains chrome shower over, fully tiled to the cubicle, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, wc fitted to a concealed unit, vanity shelf over, double glazed opaque window to the side elevation, feature ceramic tiled flooring, part ceramic tiled walls around the bathing area, chrome wall mounted heated towel rail and inset spotlights and

extractor fan to the ceiling.

Outside

The property is accessed off a private courtyard with a gravelled driveway providing side by side parking for two vehicles leading to a double garage having twin oak up and over electric remote controlled garage doors, light and power, large and spacious for two vehicles and having roof storage, planning permission is in place to convert the first floor of the garage to an office if required.

Feature brick retaining walls to the front elevation with stone copings, stone paved steps leading up to the front door area, twin lantern lights either side of the front door, raised front garden borders inset with a variety of mature shrubs, electric car charging point, blue brick paved path leading around the front of the property, the feature walling is a particular character of the property, a side garden area which offers potential to extend the garaging further or provide additional off road parking if required, this area is currently a peaceful garden area with paved stepping stones inset with mature trees and shrubs, gate to the side giving access to the side and rear garden.

The blue brick paved path leading round to the side of the property which is gated giving privacy and access to the rear garden via a side stone paved path with the brick retaining walls and stone copings creating a glorious garden with raised borders inset with a beautiful array of roses, trees and lavender flanking the front of the border continuing around the side and into the rear of the property to a glorious garden. The stone paved path continues around the rear of the property having outside lighting around the rear of the property, stone patio areas, air source heat pump boiler to the side elevation, storage area to the side, dwarf brick wall creating a low border inset with shrubs, stone paved steps leading up to a shaped lawn again flanked with borders inset with more larger variety of flowering shrubs and trees the garden really needs to be viewed to be fully appreciated.

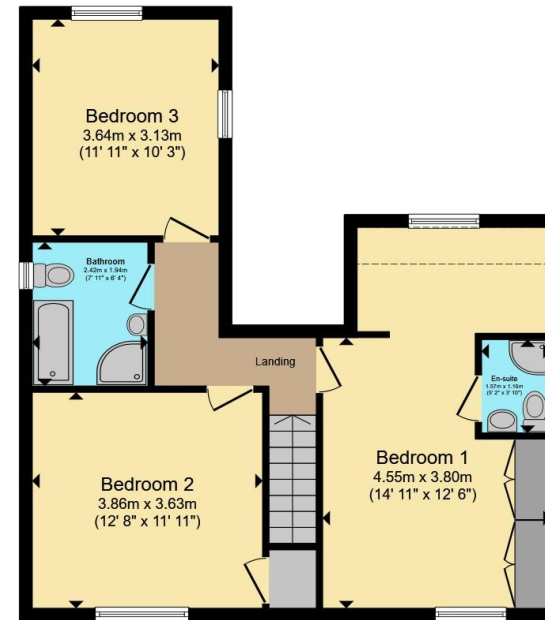








Ground Floor



First Floor

Total floor area 139.1 m² (1,497 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205742 - 0023

Tenure:Freehold EPC Rating: C Council Tax Band: E

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