



Main Street

Breedon-on-the-hill,
Derby,

DE73 8AN

£385,000

A STUNNING 3 Bedroom Former Coach House & Stables to Breedon Hall, occupying a DELIGHTFUL WALLED PLOT, boasting an OUTSTANDING INTERIOR WITH A STYLISH & CONTEMPORARY FINISH, Super Open Plan Living Area with WOODBURNER, Bespoke Fitted Kitchen, Luxury Bathroom, large driveway for several cars, SINGLE GARAGE.



Property Features

- Detached Bungalow
- Former Coach-House
- Walled Plot
- Luxurious Finish
- Stylish & Contemporary
- Bespoke Kitchen
- 3 Bedrooms
- Luxury Bathroom
- Single Garage
- Driveway & Parking

Full Description

An outstanding single storey dwelling,being the former coach house and stables to Breedon Hall,skillfully and thoughtfully converted into a fine 3 bedroomed detached bungalow with a luxurious finish.Situated in the heart of this popular and sought after village,occupying a significant walled private plot with a gated entry, The Old Coach House enjoys the best of both worlds,being quietly tucked away yet conveniently positioned in the centre of the village.Attractive from the front, characterised by the projecting brick porch and complemented by the UPVC woodgrain windows,the property enjoys a distinctive external façade and affords an internal living area extending to 1074 sq ft.

Economical to run and maintain,enjoying an efficient oil fired central heating system,you will be impressed as you enter via the Porch leading into the entrance vestibule,which in turn opens out into the wonderful open plan living/dining and

kitchen area,a great social space,ideal for home entertaining,zoned into 3 distinct areas with an engineered oak floor,the lounge enjoys a woodburning stove and French doors onto the patio,a dining area leads perfectly into the Bespoke fitted Kitchen with a comprehensive range of integrated appliances including Induction hob,Dishwasher and Fridge/Freezer.

The inner hall provides access to the Utility Room with plumbing for washing machine,3 good sized double bedrooms including a luxurious master bedroom,guests bedroom 2 and a versatile bedroom 3 that can be utilised for a variety of uses.Completing the interior is the stylish family bathroom enjoying a 4 piece suite in white including separate shower enclosure.

The mature walled plot enjoys a tree lined outlook,retaining a high degree of privacy and a sunny aspect.The driveway provides ample parking for several vehicles with space for a caravan if required and provides access to the large single garage.

Laid to a shaped lawn,wrapping around to the rear of the garage with a decked patio area perfectly positioned for the afternoon sun,with herbaceous borders with low maintenance slate beds.

Breedon boasts a most strategic location betwixt the M42, M1 & A50,ideal for commuters to many east and west midlands towns and cities,whilst locally the picturesque village embraces a highly regarded primary school,shop,2 pubs and is situated on the Cloud Trail ideal for walkers and cyclists alike,also within a short car journey of East Midlands airport.





Ground Floor

Approx. 99.8 sq. metres (1074.4 sq. feet)



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Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

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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