



Wilsthorpe Road,
Breaston, Derbyshire
DE72 3EB

Price Guide £625-650,000

Freehold



THIS IS A SUBSTANTIAL INDIVIDUAL DETACHED FAMILY HOME WHICH INCLUDES EXTENSIVE GROUND FLOOR LIVING ACCOMMODATION AND FOUR DOUBLE BEDROOMS WITH BEAUTIFUL SOUTH FACING GARDENS TO THE REAR.

Robert Ellis are pleased to be instructed to market this individual detached home which is positioned within a few minutes walk of the centre of Breaston village. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and the privacy and extent of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. Breaston village offers a number of local amenities including schools for younger children, shops and various pubs whilst there are excellent transport links within easy reach, all of which have helped to make this a very popular place to live.

The property stands back from Wilsthorpe Road with a recently laid tarmac driveway at the front. The house is rendered to the external elevations all under a pitched tiled roof and the well proportioned and spacious accommodation derives all the benefits from having gas central heating and double glazing and being entered through an open porch and the original recently refurbished front door. The accommodation includes a reception hallway with a ground floor w.c. off, lounge which has a feature fireplace and French doors leading out to the rear gardens, a dining room, a second sitting room/study and the living/dining kitchen is positioned on the left hand side of the house and this includes a sitting area at the front, the kitchen is fitted with wooden units and granite and wooden work surfaces and the dining area is in the conservatory extension at the rear which again has doors leading out to the rear garden. To the first floor the landing leads to the four double bedrooms, the main bedroom having an en-suite shower room and a walk-in wardrobe and the main family bathroom which has a stand alone bath and a separate shower. Outside there is the adjoining garage to the right, the recently laid driveway and car standing area at the front which is screened from the road with a wall and hedging to the front boundary and at the rear there is the beautiful South facing garden which has an Indian sandstone patio extending across the rear of the house, a large lawn with a wide variety of established plants and bushes to the sides with a second patio at the bottom of the garden with the rear garden being kept private by having quality fencing to the three boundaries.

As previously mentioned there are local schools for younger children in Breaston with schools for older children in Long Eaton being within easy reach and these include Trent College and Wilsthorpe Academy, there are local shops in the village with further shopping facilities being found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sport facilities which include several local golf courses, walks in the picturesque surrounding countryside and the excellent transport links include J25 of the M1 which is only a mile away from the property, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a pillar, outside lighting and Minton tiled floor leading through the original front door which has recently been refurbished and has stained glass leaded inset panels and a matching stained glass leaded window to the side.

Reception Hall

Stairs with feature balustrade leading to the first floor with there being an arched stained glass leaded window on the half landing, oak stripped flooring and a radiator.

Ground Floor w.c.

Having a low flush w.c. and a matching wall mounted hand basin with a tiled splashback, radiator with mirror to the wall above, opaque glazed leaded window to the front, quarry tiled flooring, cloaks hanging and the electric consumer unit is housed in this part of the property.

Lounge

15'1" into bay x 12'9" approx (4.6m into bay x 3.9m approx)

The lounge has a double glazed double opening French door set in a box bay window leading out to the beautiful rear garden, feature cast iron open fireplace with a marble Adam surround and granite hearth, oak stripped flooring which extends into the dining area, plate rail to the walls, four wall lights, a radiator and double opening leaded doors leading from the lounge into the dining area.

Sitting Room/Study

12'11" x 13'1" approx (3.95m x 4m approx)

Having two double glazed leaded windows to the front, oak stripped flooring, cornice to the wall and ceiling, doors with inset leaded glazed panels to the reception hall and living/dining kitchen, radiator and cornice to the wall and ceiling.

Dining Area

9'10" x 8'6" approx (3m x 2.6m approx)

Double glazed leaded window overlooking the gardens at the rear, feature coal effect gas fire set in an Adam style surround with a tiled inset and hearth, carpet with oak stripped surrounding areas, fitted desk unit with drawers and shelves under and further shelving to the wall above, cornice to the wall and ceiling, radiator and two wall lights.

Living/Dining Kitchen

32'9" x 13'11" to 11'1" overall approx (10m x 4m to 3.4m overall approx)

To the left hand side of the property there is a living/dining kitchen which includes a sitting area, kitchen and a dining area. The kitchen is fitted with wooden fronted units and has granite and wooden work surfaces and includes a central island with a granite surface, there is a Belfast sink with a mixer tap set in a granite surface with a pelmet having recessed lighting over and an integrated Bosch dishwasher, cupboards, an integrated washing machine and a housing with matching doors for a tumble dryer beneath, cooking Range set in a feature chimney breast with a tiled inset and timber surround with spice cupboards and drawers to either side. There are wooden work surfaces to either side of the cooking area, one with a double cupboard under and a shelved display cabinet with lighting and two drawers above and the second work surface has cupboards below and wall cupboards above, central island with a granite surface which has wine racks and pull out basket shelving beneath, further double eye level wall cupboard, housing for an American fridge/freezer with pull out racked storage units to either side and a cupboard over, tiled walls to the work surface areas, cornice to the wall and ceiling, recessed lighting to the ceiling and tiled flooring which extends into the dining area.

The dining area has double opening double glazed French doors leading out to the beautiful rear garden and full height double glazed windows to three sides with a polycarbonate vaulted roof to this area of the room.

At the front of this large open plan living space there is a sitting area which has a double glazed leaded window to the front, oak stripped flooring, cornice to the wall and ceiling, the boiler is housed in a fitted cupboard in the corner of this room and there is wiring and mounting for a wall mounted TV.

First Floor Landing

Feature stained glass leaded window to the front, the balustrade continues from the stairs onto the landing and there is a hatch to the loft.

Bedroom 1

13'11" x 14'1" approx (4.26m x 4.3m approx)

Double glazed leaded window to the rear, radiator, carpet to the central part of the room with a wooden surround, feature embossed mouldings to the ceiling with cornice to the wall and ceiling, radiator and there is a wall mounted TV.

Walk-in Wardrobe

8'10" x 6'0" approx (2.7m x 1.85m approx)

The walk-in wardrobe has hanging space and shelving, there is a full height mirror and recessed lighting to the ceiling.

En-Suite Shower Room

9'2" x 4'5" approx (2.8m x 1.35m approx)

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a protective curved glazed screen, pedestal wash hand basin and low flush w.c., chrome ladder towel radiator, half tiled walls, mirror to the wall by the sink and an electric shaver point, tiled flooring, opaque double glazed leaded window, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

13'1" max x 12'11" plus bay approx (4m max x 3.96m plus bay approx)

Double glazed leaded bay window to the rear with two further opaque double glazed leaded windows to the side set in a feature arched recess which has a wall light, cornice to the wall and ceiling, recessed lighting to the ceiling and a radiator.

Bedroom 3

11'3" x 10'9" plus wardrobes approx (3.45m x 3.3m plus wardrobes approx)

Double glazed leaded window overlooking the rear garden, range of pine fronted wardrobes extending along one wall, picture rail to the walls and a radiator.

Bedroom 4

8'10" x 7'6" approx (2.7m x 2.3m approx)

Double glazed leaded window to the front which includes an oriel bow window, wooden flooring, picture rail to the walls and a radiator.

Bathroom

The main bathroom is fully tiled and has a stand alone claw foot bath with central mixer taps and hand held shower, separate walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, low flush w.c. and hand basin with mixer taps set on a marble surface with cupboards and drawers under, two opaque double glazed windows to the front, tiled flooring, feature radiator with towel rails and a mirror to the wall above the sink.

Outside

At the front of the property there is a wrought iron gate providing access to the drive which has a recently laid tarmac driveway with block edging and provides off road parking for several vehicles and there are established borders to the front and side of the drive. There is a wall and hedge and a selection of trees to the front, hedge and fence to the right hand side and a recently installed fence to the left. There is outside lighting and a tap at the front of the house and there is access to the rear garden through the garage which is positioned to the right of the house.

The rear garden is a particularly important feature of this beautiful home and is South facing with an Indian Sandstone patio running across the rear of the house with a step having ornamental lighting to either side leading down to a large lawned garden which has established and well planted beds to the sides and at the bottom of the garden there is a further recently laid Indian Sandstone patio. There is further lighting to the left hand side of the garden, quality fencing to the boundaries and an outside water supply and external lighting is provided at the rear of the house.

Garage

25'11" x 12'1" approx (7.9m x 3.7m approx)

The garage is positioned to the right hand side of the property and has a roller door at the front with a door leading out to the rear garden, two Velux windows to a vaulted ceiling, recessed lighting to the ceiling and power points are provided.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue along Wilsthorpe Road and the property can then be found on the left as identified by our for sale board.

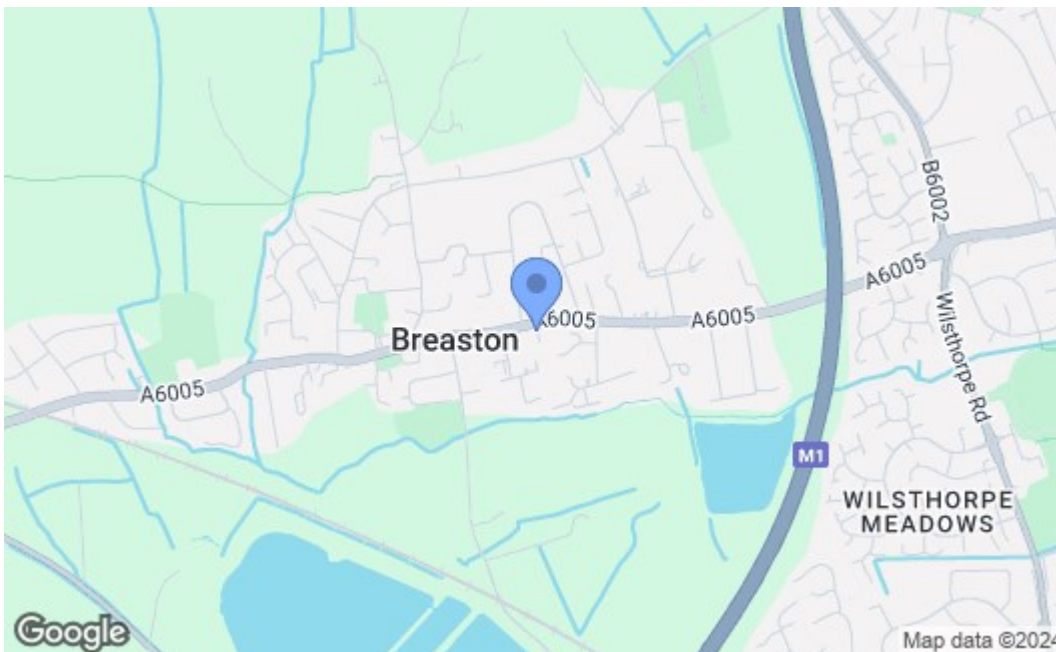
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Council Tax

Erewash Borough Council Band F



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.