



Wilsthorpe Road,  
Breaston, Derbyshire  
DE72 3EA

**£255,000 Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that has been given a fresh look having been recently re-decorated and re-carpeted it is now ready to move into. Being set back from the road with a large driveway and would ideally suit the growing family offering spacious accommodation and the benefit of a ground floor w.c. The property is situated within the award winning and popular location of Breaston village and has great transport links. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation and benefits from gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge with bay window to the front, sliding doors separate the dining room which has windows and a door onto the rear garden. There is a kitchen, utility and ground floor w.c. To the first floor there are two double bedrooms and a single bedroom, a bathroom and separate w.c. Outside to the front there is a large driveway and a garden and side access leading to the rear where there is a detached garage and low maintenance rear garden.

Being a short walk away from the centre of Breaston village where there are a number of local shops, schools for younger children, walks in the surrounding picturesque countryside with there being a Nature Reserve close to the property, there are healthcare and sports facilities including several local golf courses and both state and independent schools for older children can be found in Long Eaton where there are also Asda and Tesco superstores along with many other retail outlets and the excellent transport links include J25 of the M1, 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.



### Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor, door to understairs storage cupboard and door to:

### Lounge

12'7 x 11'6 approx (3.84m x 3.51m approx)

UPVC double glazed window to the front, radiator, electric fire with Adam style surround, coving to ceiling, TV point and sliding doors to:

### Dining Room

11'9 x 10'4 approx (3.58m x 3.15m approx)

Gas fire, radiator, coving to ceiling, UPVC double glazed windows and rear exit door.

### Kitchen

8'8 x 6'9 approx (2.64m x 2.06m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, gas cooker point, radiator, tiled walls and splashbacks, UPVC double glazed window to the side, door to pantry and door to:

### Utility Room

6'1 x 5'3 approx (1.85m x 1.60m approx)

Plumbing for an automatic washing machine, appliance space, window and rear exit door and door to:

### Ground Floor w.c.

Low flush w.c., window to the rear.

### First Floor Landing

UPVC double glazed window to the side, access to the ladder via a pull down ladder and is boarded and has a light. Doors to:

### Bedroom 1

12'9 x 10'1 approx (3.89m x 3.07m approx)

UPVC double glazed bay window to the front, built-in wardrobes, coving to ceiling and a radiator.

### Bedroom 2

10'7 x 11'9 approx (3.23m x 3.58m approx)

UPVC double glazed window to the rear, door to airing/storage cupboard and a radiator.

### Bedroom 3

6'6 x 6' approx (1.98m x 1.83m approx)

Coving to ceiling, UPVC double glazed window to the front.

### Bathroom

A two piece suite comprising of a bath with an electric shower over, pedestal wash hand basin, tiled walls and splashbacks, radiator, door to airing/storage cupboard housing the gas central heating boiler and UPVC double glazed window to the rear.

Separate w.c.

Low flush w.c., UPVC double glazed window to the rear.

### Outside

To the front of the property there is a garden with a lawn having borders full of mature shrubs, trees and flowers. There is off road parking for many cars and vehicles which leads down the side to the car port. The front is privately enclosed with fenced boundaries and there is a gate leading to the rear garden which has been designed for low maintenance having a patio, privately enclosed with fenced and walled boundaries. There are borders full of mature shrubs, there is an outside tap and a detached garage with power.

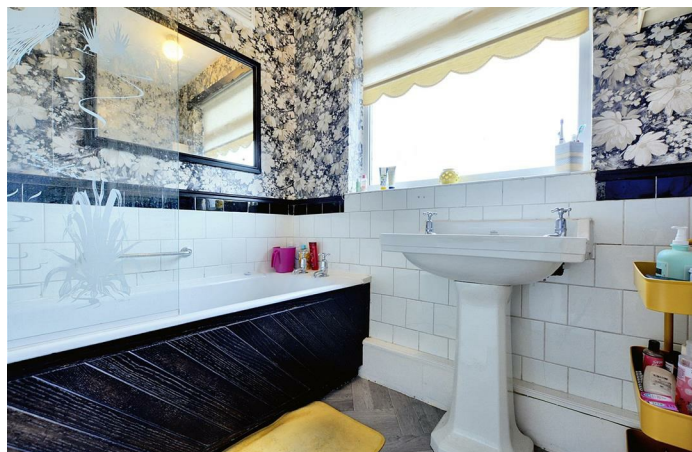
### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. The property can then be found on the right hand side.

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### Council Tax

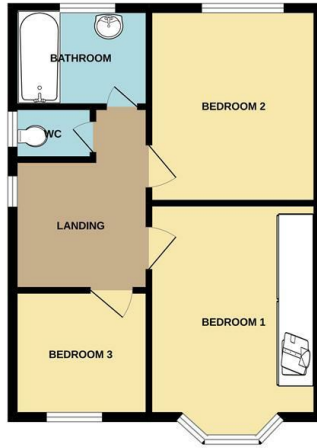
Band C - £1,753



GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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