



Wilsthorpe Road,  
Breaston, Derbyshire  
DE72 3AG

**£399,950 Freehold**

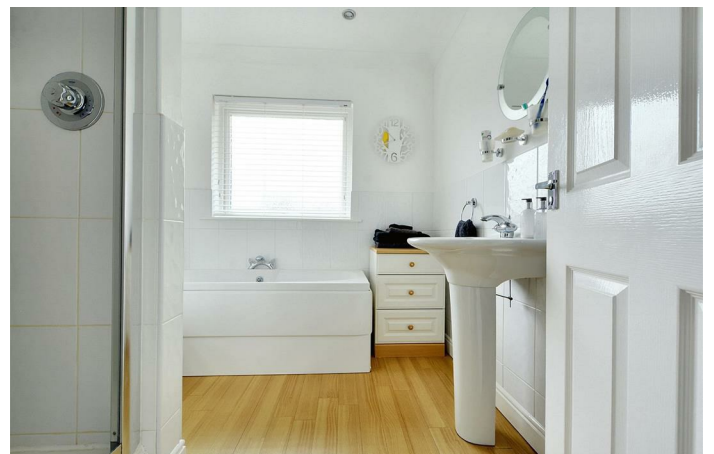
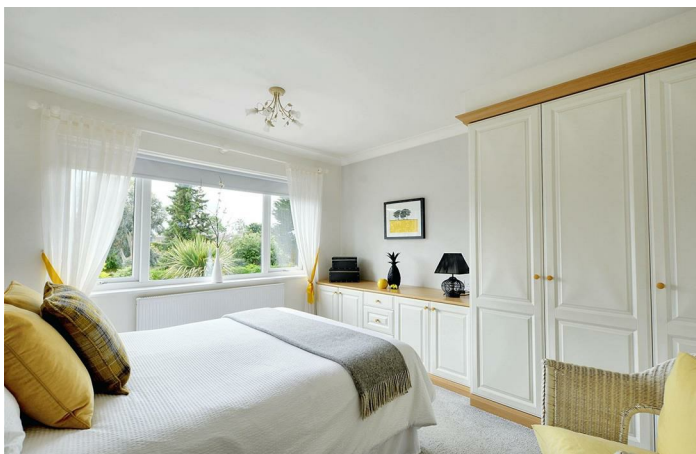


THIS IS AN ATTRACTIVE BAY FRONTED THREE BEDROOM DETACHED HOME WHICH HAS A PRIVATE, LANDSCAPED SOUTH FACING REAR GARDEN.

Robert Ellis are pleased to be instructed to market this detached property which is situated on the edge of Breaston village and offers highly appointed accommodation throughout and also has a private, sunny South facing rear garden which is an important feature of this lovely home. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. Breaston offers a number of local amenities and facilities including a number of shops, schools for younger children and it is also only a few minutes drive away from Long Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient village location to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. The accommodation includes a reception hallway with a door leading to the lounge which is positioned at the front of the house, the L shaped living/dining kitchen which has an exclusively fitted kitchen area and the dining/sitting area has patio doors leading out to the rear garden. There is also a utility/laundry room and a ground floor w.c. and to the first floor the landing leads to three bedrooms, the two double bedrooms having ranges of built-in furniture and the bathroom which includes a separate shower and a bath. Outside there is block paving at the front which provides parking for several vehicles and to the left of the house there are double gates leading to the block paved drive which extends down to the garage. The garden at the rear of the property is an important feature as it is South facing, not overlooked from adjoining properties and from the patio there is a path leading to the bottom of the garden where there is a log cabin and greenhouse, there are lawns, an ornamental pond, established planted beds to the sides of the patio and lawns and the garden is kept private by having fencing to the side boundaries and a hedge running along the rear.

As previously mentioned, Breaston has a number of local shops, schools for younger children, there are three pubs, a bistro restaurant and several coffee eateries, Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and schools for older children, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside 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.



## Porch

Open porch with an outside light and block paved flooring leading through a stylish composite front door with two inset opaque glazed panels and an opaque double glazed side panel to:

## Reception Hall

Double glazed leaded window with a blind to the side, radiator, stairs leading to the first floor, laminate flooring and cornice to the wall and ceiling.

## Ground Floor w.c.

Having a white low flush w.c. and a hand basin with a mixer tap and a double mirror fronted cabinet below, double glazed window and the electric consumer unit is positioned on the wall in the w.c.

## Utility Room

8'2 x 5' approx (2.49m x 1.52m approx)

The utility room is fitted with a stainless steel sink having a mixer tap set in a work surface with a double cupboard under, double upright shelved pantry cupboard, housing for an automatic washing machine and tumble dryer with a cupboard over, half double glazed composite door with a fitted blind leading out to the side of the property, double wall cupboard over the sink, laminate flooring, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling and coat hanging to the wall.

## Lounge

11'4 plus bay x 10'9 approx (3.45m plus bay x 3.28m approx)

Double glazed leaded box bay window with fitted blind to the front, Adam style fireplace with an inset and hearth, radiator, cornice to the wall and ceiling and a TV point.

## L Shaped Living/Dining Kitchen

20'8 to 11'2 x 18'10 to 10'9 approx (6.30m to 3.40m x 5.74m to 3.28m approx)

The kitchen area within this large open plan living space has cream Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a five ring gas hob set in a work surface which extends to four sides with there being an eating area at one end and has cupboards, two Neff ovens, an integrated dishwasher and drawers below, matching eye level wall cupboards with a glazed shelved display cabinet with lighting under, hood and back plate to the cooking area with cupboards over which incorporate an air extractor unit, upright integrated larder fridge and a separate integrated upright freezer, cornice to the wall and ceiling, vertical radiator, laminate flooring, pelmet with lighting over the sink area, double glazed window to the rear, recessed lighting to the ceiling and a TV aerial point.

In the dining/sitting area of this room there are double glazed patio doors leading out to the rear garden, an eye level window to the side, laminate flooring, radiator and cornice to the wall and ceiling.

## First Floor Landing

Double glazed window with blind to the side, the balustrade continues from the stairs onto the landing, cornice to the wall and ceiling and recessed lighting to the ceiling.

## Bedroom 1

11'4 x 8'8 plus wardrobes approx (3.45m x 2.64m plus wardrobes approx)

Double glazed leaded window to the front, range of built-in wardrobes providing hanging space and shelving, fitted drawer unit and matching bedside cabinets, radiator, cornice to the wall and ceiling and a TV aerial point.

## Bedroom 2

11'10 x 10'9 approx (3.61m x 3.28m approx)

Double glazed window with an open aspect to the rear, range of built-in wardrobes and a fitted surface with drawers under, matching bedside cabinets, radiator, TV point and cornice to the wall and ceiling.

## Bedroom 3

7'6 x 7'6 approx (2.29m x 2.29m approx)

Double glazed leaded window to the front, radiator and cornice to the wall and ceiling.

## Bathroom

The bathroom has tiling to the walls and a white suite including a panelled bath with centre mixer taps, a separate walk-in shower with a mains flow shower system, tiling to three walls and a shower curtain, low flush w.c. and a pedestal wash hand basin with mixer taps having a circular mirror with ambient lighting to the wall above, opaque double glazed window with fitted blind, vinyl flooring, cornice to the wall and ceiling, recessed lighting to the ceiling, chrome ladder towel radiator and an electric shaver point.



## Outside

At the front of the property there is a block paved drive and off road parking with a wall to the front boundary and a hedge to the right hand side and fence to the left with there being double gates to the left of the property which provides access to the block paved drive which takes you to the garage positioned at the rear. There are established borders running along the front boundary which help to provide natural screening from the road and a further border in front of the house.

The rear garden is a particularly important feature of this lovely home with there being a walled patio area with trellis screening having various ornamental bird boxes and block edged borders with established pyracantha hedges to the sides, there is a gate leading through to the garage and a slabbed and pebbled pathway leads to a barbeque area and down to the bottom of the garden where there is a log cabin and greenhouse. There are brick edged lawns to either side of the pathway, a feature raised pond and bed with inset lighting to the brickwork, there are barked seating areas to either side of the garden and the pebbled pathways extend around the greenhouse where there is a path running along the rear boundary. There is a screened storage area with a water butt behind the garage, there are external lights and an outside water supply and power is provided to the log cabin at the bottom of the garden. This South facing garden is kept private by having fencing and natural screening to the side boundaries and a hedge to the rear boundary.

## Log Cabin

10' x 10' approx (3.05m x 3.05m approx)

The log cabin has insulated walls, double opening glazed doors with windows either side at the front, an eye level window to the side and power points and lighting area provided.

## Greenhouse

8' x 6' approx (2.44m x 1.83m approx)

The greenhouse is positioned to the bottom right hand corner of the garden and this will remain at the property when it is sold.

## Garage

15'5 x 8'2 approx (4.70m x 2.49m approx)

A concrete sectional garage with an up and over door to the front, window to the rear, power and lighting is provided with an electric consumer unit for the garage. In front of the garage there is a block paved driveway with gates leading out to the front and this area provides an ideal bin storage area.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over onto Wilsthorpe Road and into Breaston. The property can then be found on the left hand side.  
8041AMMP

## Council Tax

Erewash Borough Council Band D

## Additional Information

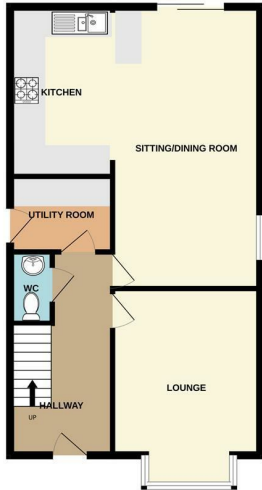
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 7mbps, Superfast 75mbps, Ultrafast 1000mbps  
Phone Signal – EE, O2  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

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.