



Wilsthorpe Road,
Breaston, Derbyshire
DE72 3EA

£410,000 Freehold



THIS IS AN INDIVIDUAL DETACHED HOME PROVIDING FOUR BEDROOM ACCOMMODATION WHICH IS POSITIONED ON A GOOD SIZE PLOT CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this individual detached home which provides four bedroom accommodation – three of which are double and an open plan living/dining kitchen area on the ground floor which has a log burning stove and double opening French doors leading out to the private rear garden. The current owners have extended this lovely home to increase the size of the ground and first floor accommodation and for all that is included in the property to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. The property is well placed for easy access to the centre of Breaston village where there are schools for younger children, various local shops, while those found in Long Eaton are only a short drive away, all of which have helped to make this a very popular and convenient village location in which to live.

The property has a most attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through an enclosed porch, the front door leads into the reception hall and the accommodation includes a lounge positioned at the front of the house which has a bay window and a feature open fireplace, the living/dining kitchen has an exclusively fitted kitchen area with sage green Shaker style units and wooden work surfaces with integrated appliances and in the dining/sitting area there is an log burning stove and double opening, double glazed French doors leading out to the rear garden. There is a rear hall which provides access to the utility/laundry room which has the same units and work surface as the kitchen and there is also the ground floor bathroom/w.c. which includes a shower over the bath. To the first floor the landing leads to the four bedrooms – three of which are double, with the main front bedroom having a range of fitted wardrobes and the fully tiled shower room/w.c. Outside there is block paved parking at the front of the house for several vehicles and mature, well stocked gardens which helps to provide an attractive appearance from the front and also screening from the road with there being a mature wisteria plant extending across the front of the house which helps to provide a lovely cottage feel to the property. There is access through a gate to the left of the property to a path which takes you to the rear garden where there is a patio to the immediate rear of the house leading onto the long lawned garden with a further patio seating area towards the bottom where there are also two sheds and a log store and the rear garden is kept private by having hedging to the sides and fencing to the rear boundaries.

As previously mentioned, Breaston has a number of local amenities and facilities including schools for younger children, local shops, three pubs, a bistro restaurant and various 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 including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is literally only a mile away, 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

Fully enclosed porch having double opening, double glazed doors with a glazed panel above to the front, Minton tiled flooring and a wood panelled door with inset glazed panels and stained glass leaded side panels leading to:

Reception Hall

Stairs with balustrade leading to the first floor, Minton tiled flooring, electricity meter and electric consumer unit housed in a fitted cupboard, feature vertical radiator and oak panelled doors leading to the lounge and dining/living kitchen.

Lounge/Sitting Room

11'9 plus bay x 12'4 approx (3.58m plus bay x 3.76m approx)
Double glazed bay window to the front, feature open fireplace with an Adam style surround, cast iron inset and a tiled hearth, cornice to the wall and ceiling, two wall lights and a feature vertical radiator.

Dining/Living Kitchen

13'2 overall to 12'10 x 18' approx (4.01m overall to 3.91m x 5.49m approx)
The kitchen area within this open plan living space at the rear of the property has sage green coloured Shaker style units and wooden work surfaces and includes a Belfast sink with a mixer tap and a four ring gas hob set in a wooden work surface which extends to three sides and has cupboards, an oven, integrated fridge, drawers and an integrated dishwasher below, back plate and hood to the cooking area, central island with a wooden top surface with seating to one side for three people and cupboards and drawers under, double matching eye level wall cupboard, two double glazed windows with blinds to the side, feature vertical radiator, recessed lighting to the ceiling, oak door leading to the rear hall and Karndean style flooring.

In the dining/sitting area of this open plan living space there are double glazed, double opening French doors leading out to the rear garden, a log stove is housed in the chimney breast with a wooden mantle and tiled hearth, double fitted cupboards and shelving with lighting to either side of the chimney breast, feature vertical radiator, Karndean style flooring and cornice to the wall and ceiling.

Rear Hall

Half double glazed composite door leading out to the rear garden and Karndean style flooring.

Utility Room

7'8 x 7'8 approx (2.34m x 2.34m approx)
The utility room is fitted with matching units to the kitchen and has sage green coloured Shaker style units and a wooden work surface and beneath the work surface there are spaces for both an automatic washing machine and tumble dryer and a double cupboard, upright storage cupboard, housing for a fridge/freezer with a cupboard over and a pull out racked full height storage unit, double eye level cupboard, double glazed window to the rear looking down the rear garden, ladder towel radiator, extractor fan and laminate flooring.

Bathroom

The ground floor bathroom is half tiled and has a bath with mixer taps and a hand held shower and a mains flow shower over, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and double cupboard under, low flush w.c. with a concealed cistern, opaque double glazed window with a fitted blind, recessed lighting to the ceiling, extractor fan, chrome ladder towel radiator and a mirror to one wall.

First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window to the side, oak doors leading to the rooms off the hall and a hatch with the ladder leading to the boarded loft.

Bedroom 1

12'4 x 12'2 approx (3.76m x 3.71m approx)
Double glazed window to the front, range of fitted wardrobes to one wall, radiator and picture rail to the walls.

Bedroom 2

13' x 11'2 approx (3.96m x 3.40m approx)
Double glazed window to the rear, picture rail to the walls, radiator and a double fitted airing/storage cupboard housing the Baxi gas boiler.

Bedroom 3

14'8 x 7'10 approx (4.47m x 2.39m approx)
Double glazed window to the rear and a radiator.

Bedroom 4

7'10 x 6'6 approx (2.39m x 1.98m approx)
Double glazed window with a fitted blind to the front and a radiator.

Shower Room

The first floor shower room is fully tiled and has a large walk-in shower with a Mira electric shower, tiling to three walls and a sliding glazed door and protective screen, low flush w.c. and a hand basin with mixer tap and double cupboard, mirror and lighting to the wall above, extractor fan, tiled flooring, opaque double glazed window and a chrome ladder towel radiator.

Outside

At the front of the property there is a block paved drive and parking area which provides off road parking for several vehicles, an established planted bed in front of the house with a selection of ornamental trees and perennial plants which help to provide screening at the front, to the left of the property there is a wooden gate providing access to the rear, fencing to the side and front boundaries with a further established border running along the front boundary.

At the rear of the property there is a slabbed patio area leading onto a long lawned garden which has borders to the sides, there is a patio providing a further seating area at the bottom of the garden, two sheds and a log store which will remain at the property when it is sold, a mature apple tree, hedging to the side boundaries and a fence to the rear, there is an outside tap at the side of the house where there is also a bin storage area and a light at the rear.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight into Breaston. The property can then be found on the right hand side, just after the turning for Belmont Avenue.
AMMP

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 12mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE
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
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 by any prospective purchaser. 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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