



Wilsthorpe Road,  
Breaston, Derbyshire  
DE72 3EB

**£835,000 Freehold**



THIS IS A LARGE INDIVIDUAL DETACHED FAMILY HOME PROVIDING SIX BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WHICH IS SITUATED CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this large individual detached home which has spacious accommodation that is ready to move into and in time people can then decide what alterations they might want to make to possibly combine existing rooms and finish the house to suit their own requirements. Since being originally built the property has been extended to the side and into the attic to provide additional ground floor and bedroom space and for the size and layout of the accommodation and for the privacy of the south facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is situated only a few minutes walk from the centre of Breaston village which includes various shops, pubs and it is also close to excellent transport links which has helped to make this a very popular and convenient semi rural location to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a fully enclosed porch and the original front door, the accommodation includes a reception hall which opens to a dining area and there is a ground floor w.c. off the hall which then takes you to the main lounge, a separate sitting room which leads into a conservatory and there is the well fitted kitchen which has wood grain finished units, granite work surfaces and several integrated appliances. To the first floor the landing leads to the five bedrooms, with the main bedroom having a walk-in dressing room off which is fitted with high quality full height wardrobes and could have the opportunity to create an en-suite shower room to this main bedroom if this was required at some point by a new owner. There is then two tiled bathrooms, with the larger bathroom having a separate walk-in shower as well as a bath and there is a flight of stairs from the first floor landing to the second floor where there is a further double bedroom with an en-suite shower room/w.c. Outside there is the double integral garage which has two up and over doors to the front and internal door to the hall and the garage has a utility area to one side. There is parking at the front for several vehicles, further parking at the side where there is a car port and the gardens extend from the front down the left hand side and to the rear where there is a large Indian sandstone patio and pathway extending across the rear of the house and lawns with a central bed to the left, and a garden pond with the south facing rear garden being kept private by having new fencing to the left hand and rear boundaries and a wall, fencing and natural screening to the right hand side.

The property is only a few minutes walk from the centre of Breaston where there are a number of local shops, there are schools for younger children situated on the adjacent road with schools for older children being found in Long Eaton where there is the Wilsthorpe Academy and the Elms and Trent College independent schools, healthcare and sport facilities including several local golf courses, walks in the surrounding picturesque countryside and the 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

A fully enclosed porch with a UPVC and stained glass front door with double glazed leaded windows to the front and side, the porch has a light and the original arched wood panelled front door with inset stained glass leaded panels leading to:

### Reception Hall

The reception hall has been opened to the dining area and has stairs with a feature wooden balustrade leading to the first floor, cloaks cupboard off the hall providing hanging space with an original leaded opaque glazed window into the porch, cornice to the wall and ceiling, radiator and an internal door to the garage.

### Cloaks/w.c.

The ground floor w.c. is fully tiled and has a white low flush w.c., and a wall mounted hand basin with a mixer tap with a mirror to the wall above, an extractor fan and recessed light to the ceiling.

### Dining Room

11'6 plus bay x 11'6 approx (3.51m plus bay x 3.51m approx)

Double glazed leaded bay window to the front and a second double glazed leaded window to the side, coal effect gas fire set in a feature Adam style surround with an inset and hearth, cornice to the wall and ceiling and a radiator.

### Lounge/Sitting Room

17'3 x 16'1 approx (5.26m x 4.90m approx)

Double glazed leaded window overlooking the rear garden, two further double glazed leaded windows to the side, a feature Adam style surround with a shelf, inset and hearth, two wall lights, double radiator and Georgian glazed door into the hall.

### Kitchen

12'9 x 12'9 approx (3.89m x 3.89m approx)

The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap and a De Dietrich induction hob set in the granite work surface which extends to three sides and has an integrated dishwasher, cupboards, drawers, an integrated fridge, wide drawers and bottle storage below, a double De Dietrich oven and Neff microwave oven with a drawer below and cupboard above, an upright pantry style cupboard with pull out drawers to the lower section, further granite work surface with shelving above and power and aerial point for a TV and below this work surface there is a double cupboard and two drawers, matching eye level wall units and display cabinets which have glazed shelving and lighting, with there being lights below the wall units, a hood over the cooking area, recessed lighting to the ceiling, radiator, double glazed leaded window to the rear, a half UPVC double glazed door leading out to the rear garden, tiling to the walls by the work surface areas, tiled flooring and there is a Georgian glazed door leading into the hall.

### Sitting Room

12'6 x 11'6 approx (3.81m x 3.51m approx)

Double glazed leaded window to the side, a feature Adam style surround with an inset and hearth, picture rail to the walls, a radiator and a serving hatch through to the kitchen and there is a walk way through to the conservatory positioned off the sitting room.

### Conservatory

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

Double opening, double glazed French doors with double glazed leaded top panels leading out to the rear garden with double glazed windows to the side and rear, radiator and a polycarbonate vaulted roof with fitted blinds and there are also fitted blinds to the windows.

### First Floor Landing

The balustrade continues from the stairs onto one of the landings from where a second flight of stairs take you to the bedroom on the second floor, there are panelled doors leading to all the rooms off the landing and to a built-in shelved storage cupboard at the end of the landing.

### Bedroom 1

15'2 x 12'2 approx (4.62m x 3.71m approx)

Double glazed leaded window to the front, radiator, cornice to the wall and ceiling, fitted dressing table with drawers below, an aerial point and power point for a wall mounted TV and an archway leading through into:

### Dressing Room

15'9 x 4'8 plus wardrobes (4.80m x 1.42m plus wardrobes)

The dressing room has a double glazed leaded window to the front and a range of wood veneer fronted wardrobes with brushed stainless steel fittings providing hanging space and shelving, a mirror to one wall, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling and a radiator.

### Bedroom 2

11'8 plus bay x 11'7 approx (3.56m plus bay x 3.53m approx)

Double glazed leaded bay window to the front, range of wardrobes to one wall with one of the doors having a mirrored panel, there is a drawer unit to one side of the wardrobes and further drawers between the bed position and to the wall as you enter the bedroom, picture rail to the walls and cornice to the wall and ceiling.

### Bedroom 3

12'6 x 11'6 approx (3.81m x 3.51m approx)

Double glazed leaded window with a fitted blind to the rear, a range of built-in wardrobes providing hanging space and shelving, radiator, a matching dressing table with drawers under and two bedside drawer units, TV aerial point, cornice to the wall and ceiling and a radiator.

### Bedroom 4

13'4 x 8'2 approx (4.06m x 2.49m approx)

This bedroom is currently used as a study and has a UPVC door with a leaded double glazed panel inset which provides access to a veranda area at the rear and double glazed leaded windows either side, radiator and shelving to one wall.

### Bedroom 5

8'1 x 7'6 approx (2.46m x 2.29m approx)

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

### Main Bathroom

The main bathroom is fully tiled and has a white suite including a corner bath with a mixer tap, a large walk-in shower with Aqualisa electric shower, tiling to two walls and protective screens, pedestal wash hand basin with a mixer tap, low flush w.c. with a concealed cistern, double mirror fronted cabinet with lighting to the wall above the sink, opaque double glazed leaded window, recessed lighting to the ceiling, an extractor fan, a chrome ladder towel radiator and tiled flooring.

### Bathroom

This bathroom is fully tiled and has a white suite and includes a panelled bath with a mixer tap and electric Aqualisa shower over, chrome curtain rail and protective curtain, pedestal wash hand basin with mixer tap and low flush w.c. with a concealed cistern and a cupboard to the side, chrome ladder towel radiator with a mirror fronted cupboard above, shelved airing/storage cupboard housing a copper lagged tank with a double cupboard above, recessed lighting to the ceiling and tiled flooring.

### Second Floor Landing

The balustrade continues from the first floor onto the landing, there is access into roof storage space and a door leads to:

### Bedroom 6

17'5 max x 14'7 max approx (5.31m max x 4.45m max approx)

Velux window to the sloping ceiling, a wall mounted electric heater, access point to roof storage space, two recessed lights to the ceiling and a door to:

### En-Suite

The en-suite has a walk-in shower with an electric shower, tiling to three walls and a folding glazed door, pedestal wash hand basin with a tiled splashback and low flush w.c., wall mounted Dimplex heater and a Velux window to the sloping ceiling.

### Outside

Double wrought iron gates lead from the road onto a tarmacadam driveway which has a brick raised bed to the left hand side and block paved designated parking in front of the garage, the driveway provides parking for several vehicles and extends down the right hand side of the house where there is a car port/covered area, outside lighting and security lighting at the front and side of the property. The garden to the left hand side of the drive, a lawned garden with newly fitted fencing running down the left hand boundary and there is a path running down the left hand side of the house where there will be a further lawned area and the path extends to an Indian sandstone patio at the rear of the conservatory with the path extending across the back of the house and linking to the drive on the right hand side.

The rear garden has a lawn with central border and borders to two sides, an established cherry blossom tree, new fencing to the left and rear boundaries and a wall, natural screening and fencing to the right hand boundary. There is an outside water supply, external lighting and security lighting at the rear of the house and an EV charging point on the side of the property.

### Garage

22'8 x 19'3 approx (6.91m x 5.87m approx)

The double garage has two up and over doors to the front, there is a stainless steel sink with a mixer tap having a double cupboard below and tiled splashback and double cupboard above, work surface with space below for an automatic washing machine and for a second appliance, spaces for an upright fridge freezer and tumble dryer, there are further wall cupboards to a second wall, a wall mounted Worcester Bosch boiler, power and lighting is provided and there is shelving to the walls.

### 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 left hand side.

9414MP

### Council Tax

Erewash Borough Council Band G

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – EE, O2, Three, Vodafone  
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





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 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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| 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.