



Wilsthorpe Road,  
Breaston, Derbyshire  
DE72 3AG

**O/O £650,000 Freehold**





THIS IS A LARGE EXTENDED DETACHED PROPERTY POSITIONED ON WILSTHORPE ROAD WHICH PROVIDES A LOVELY FAMILY HOME HAVING A LARGE SOUTH FACING GARDEN TO THE REAR.

Robert Ellis are very pleased to be asked to market this substantial detached property which provides extremely large ground floor living accommodation and four bedrooms to the first floor which could easily be altered to make it a five bedroom home. As people will see from the sales literature the house has an EPC rating of B and therefore is an extremely economical and efficient large family house to run. It would be difficult for interested parties to be able to appreciate the actual size of the accommodation included and the privacy and size of the garden at the rear by just taking a casual look at the front elevation so we strongly recommend they take a full inspection so they can see all that is included in this large family home for themselves. The property is being sold with the benefit of no upward chain and it is therefore ready to move into by a prospective purchaser. Breaston is a very popular village located between Nottingham and Derby which has a number of local amenities and facilities and excellent access to transport links, all of which have helped to make this a very popular and convenient place in which to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives the benefits of gas central heating and double glazing and as mentioned previously has a FIT solar panel system fitted to the roof which provides an incredible cost saving tariff. The property is entered through a stylish composite front door into the reception hall, from which there are stairs with a feature chrome spindle balustrade leading to the first floor and doors to the lounge/sitting room which is an extremely large room and from this room there are sliding glazed doors to a second sitting room, the kitchen is again a very large room and has extensive ranges of wall and base units and off the kitchen there is a study/office or play room which could, if required, be used as an additional bedroom. To the rear of the house there is a further large sitting/day room which extends across the back of the house and has glazed French doors leading out to the South facing rear garden. There is also a utility room and a ground floor wet/shower room with a w.c. To the first floor the landing leads to the four bedrooms, one of which could be divided into two bedrooms so the property provides five bedroom accommodation and this large room has a feature vaulted ceiling with a mezzanine floor and the bathroom is fully tiled and has a shower over the bath. Outside there is block paved car standing at the front providing off the road parking for several vehicles and access down the right hand side of the property to the rear garden. The rear garden is an important feature of this lovely home and there is a block paved walled patio extending across the rear of the house with steps leading down to the lawn and a further block paved patio and at the bottom there is a further lawn with a vegetable garden area and a large brick outbuilding which provides an excellent storage facility. The rear garden is immaculately maintained and is kept private by having fencing, hedging and other natural screening to the boundaries.

Breaston is a most sought after award winning village which has schools for younger children, a number of shops, three pubs, a Bistro restaurant and various coffee eateries, there are schools for older children at both Long Eaton and Sandiacre, further shopping facilities are found in Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is just a five minute drive away, stations at Long Eaton, East Midlands Parkway and Derby, East Midlands Airport is within easy reach and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Stylish composite front door with four inset glazed block panels and opaque glazed side panels leading to:

#### Reception Hall

Stairs with feature chrome spindle balustrade with wooden hand rail leading to the first floor having a storage cupboard below, Kamdean style flooring, cloaks cupboard and a radiator.

#### Lounge/Sitting Room

26'2" x 13'8" approx (7.98m x 4.17m approx)

Double glazed window to the front, two double glazed eye level windows to the side and a pair of glazed sliding doors leading through into the sitting room, Kamdean style flooring, two radiators, six wall lights and power point and aerial point for a wall mounted TV.

#### Sitting Room

13'9" x 13'5" approx (4.19m x 4.09m approx)

Double glazed double French doors with matching side panels leading through to the sitting/day room which extends along the rear of the house, radiator, two wall lights, internal window to the kitchen, cornice to the wall and ceiling and door with two inset glazed panels leading to the kitchen.

#### Study/Play Room

16'8" x 8'4" approx (5.08m x 2.54m approx)

This room could also be used as a fifth bedroom and has a double glazed window to the front, radiator, two double glazed side windows, Kamdean style flooring and a double low level cupboard housing the meter and control for the solar panels on the roof.

#### Living/Dining Kitchen

27'2" max x 18'4" max approx (8.28m max x 5.59m max approx)

The kitchen is fitted with light grey gloss units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards below, housing for an American style fridge freezer with a fitted shelf over, six ring gas hob with a back plate and hood over set in an L shaped work surface with drawers and cupboards beneath, central island fitted around a tiled pillar which provides seating for four people, further work surface with extensive ranges of cupboards and drawers beneath, matching eye level wall cupboards, wine rack and shelving, feature tiling to the walls by the work surface areas, recessed lighting to the ceiling, two double glazed windows to the side and a double glazed window to the rear, Velux window to the ceiling, double glazed double opening French style doors leading through into the day/sitting room at the rear and Kamdean style flooring.

#### Sitting/Day Room

27' x 12'4" approx (8.23m x 3.76m approx)

This large room and double glazed double opening French doors with matching side panels leading to the rear garden and a double glazed window to the rear, two radiators, feature Vaulted ceiling with Velux windows, Kamdean style flooring, recessed lighting to the ceiling and a half opaque glazed door leading out to the side of the property.

#### Utility Room

7' x 4'6" approx (2.13m x 1.37m approx)

The utility room has a 1½ bowl stainless steel sink with mixer tap set in a work surface with cupboard and spaces below for an automatic washing machine and tumble dryer, wall mounted Baxi boiler, radiator, opaque double glazed window to the side, Kamdean style flooring and an X-pelair fan.

#### Ground Floor Shower Room

Being fully tiled this room has a walk-in shower/wet room area with a protective glazed screen, low flush w.c. and hand basin with mixer tap and double cupboard below, tiled flooring, opaque double glazed window, chrome heated ladder towel radiator, recessed lighting to the ceiling, mirror fronted cabinet to the wall by the sink and an X-pelair fan.

#### First Floor Landing

Feature leaded stained glass window to the front, the chrome spindle balustrade with wooden hand rail leads from the stairs onto the landing, radiator, shelved airing/storage cupboard, hatch to the loft which is boarded and has a light and power point and a double built-in cupboard with hanging space and drawers.

#### Bedroom 1

12'9" x 12'5" approx (3.89m x 3.78m approx)

Double glazed window to the rear, fitted wardrobes, shelving and bedside cabinets to either side of the bed position with cupboards over and the wardrobes extend to a second wall where there are fitted drawers and wardrobes, radiator, power point and aerial point for a wall mounted TV and cornice to the wall and ceiling.

#### Bedroom 2

10'3" x 8'10" approx (3.12m x 2.69m approx)

Double glazed window to the front, units to either side of the bed position with cupboards over and shelved cupboard to one side, laminate flooring, cornice to the wall and ceiling and a radiator.

#### Bedroom 3

12'4" x 8'9" approx (3.76m x 2.67m approx)

Double glazed window to the rear, wardrobe with mirror fronted doors providing shelving and hanging space and cupboards over the bed position, further double wardrobe with shelving and hanging space, laminate flooring and a radiator.

#### Bedroom 4

24'4" x 8'6" approx (7.42m x 2.59m approx)

This large bedroom could be divided into two bedrooms if this was preferred by a new owner. The room has double glazed windows to the front and rear, two opaque double glazed windows to the side, two radiators, laminate flooring, double mirror fronted wardrobes to one of the bed positions with cupboards over and a further range of mirror fronted wardrobes in the front part of the room, feature spiral staircase leading to a mezzanine floor (8'6" x 6'6" approx) which has fitted cupboards, radiator, recessed lighting and there are two roof lights in the vaulted ceiling.

#### Bathroom

The bathroom is fully tiled with a white suite including a panelled bath with Triton shower over and a protective screen, wall mounted hand basin with mixer tap and low flush w.c., tiled flooring, opaque double glazed window, chrome heated ladder towel radiator and cornice to the wall and ceiling.

#### Outside

The area at the front of the property is block paved and provides off the road parking for several vehicles, it has a brick wall with railings to the front and right hand boundaries with fencing to the left and there are double gates leading from the road onto the driveway, to the right of the property there is a wrought iron gate providing access to a path which leads you to the rear, to the left of the property there is storage space and outside lighting and an outside water supply is provided at the front of the house.

The rear garden is a particularly important feature of this lovely home with it being South facing. Across the rear of the house there is a block paved walled patio with steps leading down to a lawned garden which has beds to the sides and a further block paved patio area, there is a slabbed pathway leading down the side of the lawn to the bottom part of the garden where there is a further large lawned area with beds to the sides. There is a vegetable garden and various seating areas and the garden is kept private by having fencing and hedging to the boundaries. There is outside lighting, an outside water supply and external power points provided.

#### Outbuilding

At the bottom of the garden there is a large brick storage building which is divided into two rooms.

#### Room 1

10'7" x 10'7" approx (3.23m x 3.23m approx)

This room has a double glazed window and half opaque double glazed entrance door, lighting, power points and there is an internal door leading into the second room.

#### Room 2

10'7" x 9'8" approx (3.23m x 2.95m approx)

Double glazed window to the front and leaded double glazed window to the side, power and lighting.

#### 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 as identified by our for sale board.  
8590AMMP

#### Council Tax

Erewash Borough Council Band E

#### Agents Notes

There is a FIT solar panel system fitted which produces a tariff in the region of £2,700 p.a. The solar panels were fitted approximately 14 years ago and the tariff is index linked and has another 11 years to run. Further information can be provided about the income received by solar panels when people view the property.

There is also a five camera CCTV system installed at the property as well as an alarm system.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 70mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA : 2487 sq. ft. (231.1 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 misstatement. 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	86	86
(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		
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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.