Robert Ellis

look no further...

Wilsthorpe Road,
Breaston, Derbyshire
DE72 3EB

£715,000 Freehold

0115 946 1818

/robertellisestateagent

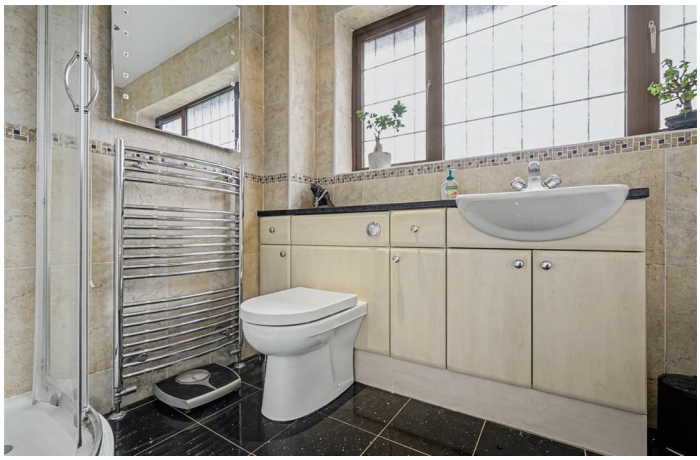
@robertellisea

THIS IS A LARGE INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME WHICH IS POSITIONED ON A GOOD SIZE PLOT WITH PRIVATE SOUTH FACING GARDENS TO THE REAR.

Being situated on Wilsthorpe Road in Breaston, this individual detached property provides a lovely family home which over the past few years has been significantly altered with an extension being added to the rear which has created a large open plan living/dining kitchen which is exclusively fitted with high quality Shaker style units and granite work surfaces and the shower room to the main bedroom has also been refitted. For the size of the accommodation and privacy of the South facing gardens at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Breaston village where there are schools for younger children, various shops as well as pubs and restaurants while more shops and schools for older children can be found in nearby Long Eaton.

The property stands back from the road and is constructed of brick to the external elevations, the front being relieved by tiling under a pitched tiled roof to the main property and the recently re-decorated accommodation derives the benefits from having gas central heating and double glazing. In brief the house includes an open porch which extends across the front of the house and the front door leads into the hallway which has a ground floor w.c. off and doors leading into the lounge and the living/dining kitchen. The kitchen area within this large open plan living space is fitted with Shaker style units and granite work surfaces and the dining/living area has a lantern roof window in the dining area and bi-folding doors leading out to the garden. There is a most useful utility/laundry room off the kitchen which also has a door leading out to the side of the house. To the first floor the landing leads to the four good size bedrooms, the main bedroom having a refitted en-suite shower room and there is the family bathroom which has a separate shower and bath. Outside there is the integral garage positioned to the left hand side of the property, block paving at the front which provides off road parking for several vehicles and at the rear there is a good size South facing garden which has patios, lawn, various beds and fencing to the boundaries.

The property is within walking distance of the infant and primary school on Firfield Avenue with there being a number of shops, pubs, coffee eateries and a restaurant around the village centre, there are healthcare and sports facilities which include several local golf courses, schools for older children which include The Wilsthorpe Academy and Trent College can be found in Long Eaton where there are also Asda, Tesco and Aldi stores and many other retail outlets, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is literally only a few minutes drive 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
Open porch which extends across the front of the property with there being an outside light by the front door.

Reception Hall
Wood grain effect front door with leaded inset panel, stairs with balustrade leading to the first floor, opaque glazed leaded window to the front, radiator, wooden flooring, cloaks hanging space and glazed panelled doors leading to the dining kitchen and lounge.

Ground Floor w.c.
Being fully tiled, with a low flush w.c. and pedestal wash hand basin, opaque double glazed windows to the front and side and recessed lighting to the ceiling.

Lounge/Sitting Room
18'8" x 10'9" approx (5.7m x 3.3m approx)
Double glazed window to the rear, coal effect gas fire set in an Adam style fireplace with a tiled inset and hearth, cornice to the wall and ceiling, radiator and engineered oak flooring.

Living/Dining Kitchen
31'9" x 19'0" overall approx (9.7m x 5.8m overall approx)
The living/dining kitchen has recently been extended and fitted with sage green Shaker units and granite work surfaces and includes a Belfast sink with a mixer tap set in a granite L shaped work surface with integrated dishwasher, cupboards with the corner units having carousels, wide pan drawers and three further drawers below, space for a cooking Range with a hood over, granite work surface with a pull out spice/bottle rack and cupboard under, housing for a large American style fridge freezer with a pull out racked pantry cupboard and a cupboard with curved doors to either side and a cupboard over, central tiled pillar which has granite work surfaces to all sides with further cupboards below, glass shelved display cabinet and a matching eye level wall unit with lighting under. Contrasting tiling to the main walls by the work surface areas, two double glazed leaded windows to the front, wood effect tiled flooring across the whole of this open plan living area, two radiators, recessed lighting to the ceiling and a TV aerial and power point for a wall mounted TV.

In the dining/sitting area of this large open plan living space there is a lantern roof window, a three panel bi-folding door system with full height double glazed windows to either side leading out to the rear garden, two further double glazed windows to the side walls and two feature vertical radiators.

Utility Room
12'1" x 10'2" approx (3.7m x 3.1m approx)
The utility room is fitted with cream Shaker style units and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap set in a work surface which extends to three sides and has cupboards, space for both an automatic washing machine and tumble dryer and drawers below, matching eye level wall cupboards, upright storage cupboard, double glazed window to the rear and a wood panelled door with inset leaded glazed panel leading out to the side of the property.

First Floor Landing
The balustrade continues from the stairs onto the landing with a double glazed stained glass leaded window on the half landing, hatch with ladder leading to the loft, range of built-in cupboards with further cupboards over and doors to:

Bedroom 1
18'4" plus wardrobes x 9'10" approx (5.6m plus wardrobes x 3m approx)
The main bedroom has two double glazed leaded windows to the front, range of built-in wardrobes with shelving and hanging space with a mirror panel to one door and a drawer unit with shelving to one side, double wardrobe with drawer and shelf units to either side with the wardrobes again providing shelving and hanging space, drawers to either side of the bed position and two radiators.

En-Suite Bathroom
The en-suite to the main bedroom has recently been re-fitted with rustic tiling to the walls and flooring and includes a large walk-in shower with a Mira electric shower, tiling to three walls and a glazed screen, low flush w.c. and pedestal wash hand basin with mixer tap, double cupboard below and a mirror with light to the wall above, Velux window inset within the sloping ceiling, a chrome ladder towel radiator and an Xpelair fan.

Bedroom 2
10'9" x 8'10" approx (3.3m x 2.7m approx)
Double glazed window overlooking the rear garden, radiator and wardrobes with cupboards over.

Bedroom 3
12'5" x 7'10" approx (3.8m x 2.4m approx)
Double glazed French doors with stained glass leaded panels inset leading out to what could be a roof veranda area at the rear, radiator, oak flooring and double wardrobe with mirror fronted sliding doors providing shelving and hanging space.

Bedroom 4
10'9" x 8'10" approx (3.3m x 2.7m approx)
Double glazed window overlooking the rear garden, double wardrobe with cupboards over and a radiator.

Bathroom
The main bathroom is fully tiled and has a white suite including a panelled bath, corner shower with a Triton electric shower, tiling to two walls and curved glazed doors and protective screens, hand basin set in a surface with cupboards and drawer under and a low flush w.c. with a concealed cistern, mirrors to two walls, one of which has lighting, chrome towel ladder radiator, opaque double glazed leaded window and tiled flooring.

Outside
There is a large area at the front of the property which is block paved and provides off road parking for several vehicles with there being a rockeried bed at the front and fencing to the front and right hand side with a hedge to the left and there is a five bar gate leading from the road onto the driveway. There is an outside water supply and power points provided at the front of the property.

The rear garden is an important feature of this lovely home with it being South facing and having a large slabbed patio extending across the rear of the house with a further patio area to the left hand side. The lawn has borders to the side and the garden is kept private by having good quality fencing to the three boundaries with there being a double gate leading through to the drive which runs along the left hand side of the property. There is a decorative well positioned within the rear garden and there are established trees towards the bottom which helps to provide natural screening from adjoining properties and there are two sheds which will be included in the sale.

Garage
17'4" x 10'2" approx (5.3m x 3.1m approx)
The integral garage has an up and over door to the front and lighting and power points are provided.

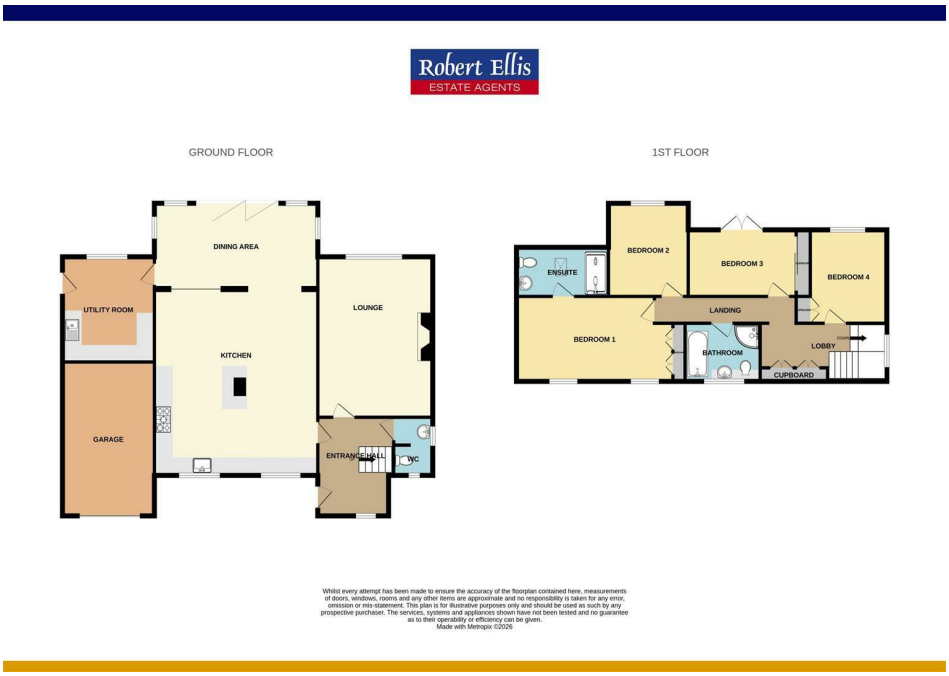
Shed 1
8'11" x 6'0" approx (2.74m x 1.83m approx)

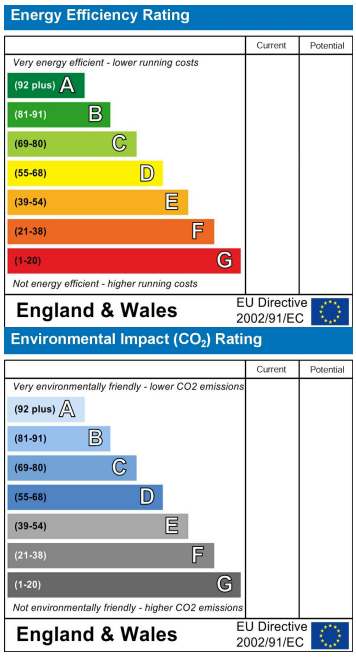
Shed 2
6'0" x 4'0" approx (1.83m x 1.22m approx)

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue along Wilsthorpe Road and the property can be identified by our for sale board on the left hand side.
9208MP

Council Tax
Erewash Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, 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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818