

HoldenCopley

PREPARE TO BE MOVED

Wilsthorpe Road, Breaston, Derbyshire DE72 3EA

Guide Price £450,000

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GUIDE PRICE £450,000 - £475,000

VERSATILE DETACHED HOUSE WITH TWO BEDROOM ANNEX...

This impressive four-bedroom detached home offers spacious and versatile accommodation, making it an excellent choice for growing families or those seeking additional living options. A standout feature is the self-contained two-bedroom annex, situated in the rear garden and detached from the main house. This separate living space is ideal for older family members, individuals requiring single-level living, or as a potential rental opportunity for additional income. The main house features a well-designed ground floor layout, comprising an entrance hall, a generous living room, a separate dining room, and a well-appointed fitted kitchen. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, while the remaining bedrooms are served by a modern shower room. The annex, accessed via the rear garden, provides a fully independent living space, including two comfortable bedrooms, a shower room, and an open-plan fitted kitchen/living area. Externally, the property boasts a large block-paved driveway at the front, offering off-road parking for up to five vehicles. The beautifully maintained private rear garden features a pergola, patio areas, a lawn, a pond, and a variety of mature plants, shrubs, and trees, creating a peaceful outdoor retreat. Conveniently located close to shops, excellent transport links, and well-regarded schools, this versatile home offers endless possibilities for comfortable and flexible family living.

MUST BE VIEWED





- Detached House
- Self Contained Two Bedroom Annex
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Shower Room & En-Suite
- Large Block Paved Driveway
- Beautifully Maintained Private Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'0" x 6'0" (max) (6.10m x 1.84m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a dado rail, a built-in cupboard, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

W/C

6'8" x 3'2" (2.04m x 0.97m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a radiator, partially tiled walls, a dado rail, a cupboard, coving and a UPVC double-glazed window to the side elevation.

Living Room

20'0" x 14'1" (6.10m x 4.30m)

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, a dado rail, a feature fireplace with a decorative surround, coving and a ceiling rose.

Kitchen

12'8" x 10'0" (3.88m x 3.06m)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, partially tiled and panelled walls, coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Dining Room

12'9" x 9'7" (3.89m x 2.93m)

The dining room has wood-effect flooring, a radiator, a dado rail, wall-mounted light fixtures, coving and UPVC sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

13'7" x 7'10" (max) (4.15m x 2.41m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a dado rail, a built-in cupboard, coving, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

14'1" x 10'7" (max) (4.31m x 3.25m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a fitted sliding door wardrobe, coving, a ceiling rose and access into the en-suite.

En-Suite

9'0" x 6'3" (2.76m x 1.91m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'10" x 9'6" (3.93m x 2.92m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bedroom Three

10'11" x 10'0" (3.34m x 3.07m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bedroom Four

9'0" x 7'6" (2.76m x 2.29m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring and a radiator.

Shower Room

8'2" x 5'11" (2.50m x 1.82m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure, tiled flooring and walls, a radiator, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway, mature shrubs and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a pergola, patio areas, a lawn, a pond, various plants, mature shrubs and trees and the annex.

Annex Open Plan Living

15'9" x 14'1" (max) (4.81m x 4.31m (max))

The open plan living has fitted shaker style base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space for an under the counter fridge, wood-effect flooring, two radiators, partially tiled walls, recessed spotlights, a glass roof, UPVC double-glazed windows and UPVC double French doors providing access out to the garden.

Annex Corridor

8'9" x 2'7" (2.69m x 0.81m)

The corridor has carpeted flooring, recessed spotlights and access into the boarded loft via a drop-down ladder.

Annex Master Bedroom

10'7" x 9'1" (3.24m x 2.77m)

The master bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and recessed spotlights.

Annex Bedroom Two

6'10" x 6'1" (2.10m x 1.87m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and recessed spotlights.

Annex Shower Room

6'1" x 4'7" (1.86m x 1.41m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and an extractor fan.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Most 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the garage has been converted and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

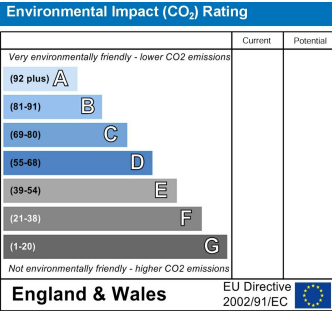
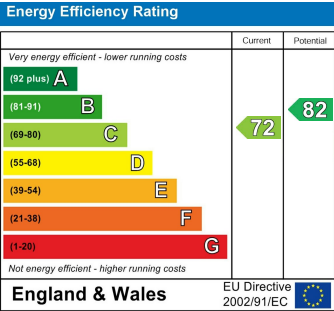
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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