

# HoldenCopley

PREPARE TO BE MOVED

Wilsthorpe Road, Breaston, Derbyshire DE72 3EA

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£400,000



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## SEMI-DETACHED FAMILY HOME...

This well presented four-bedroom semi-detached home offers deceptively spacious accommodation, making it an ideal choice for a family looking to move straight in. Situated in a sought after location, the property is within close proximity to an array of local amenities, including shops, excellent transport links, and well-regarded schools. Upon entering, you are welcomed by an entrance hall leading to a bay-fronted living room, perfect for relaxation. The heart of the home is the stylish open-plan kitchen diner, featuring a central island and double French doors that open onto the rear garden, creating a seamless indoor-outdoor connection. A versatile office space provides the perfect spot for home working, while a convenient downstairs W/C completes the ground floor. The first floor boasts four well-proportioned bedrooms, including a master suite with a private en-suite, as well as a four-piece family bathroom. Externally, the property benefits from a spacious driveway offering ample off-road parking, along with a well-maintained front lawn. To the rear, a beautifully designed, low-maintenance south-facing garden provides the perfect outdoor retreat, featuring a patio, a raised decking area with a pergola, and a brick-built BBQ station—ideal for entertaining. Additionally, a garden room, currently utilised as a bar, offers a fantastic social space. Combining modern living with excellent amenities and outdoor appeal, this home is a must-see for family buyers.

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Bay Fronted Living Room
- Versatile Office
- Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Ample Off-Road Parking
- Private South-Facing Garden With Outdoor Bar
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10’7" x 5’10" (max) (3.25m x 1.80m (max))

The entrance hall has UPVC double-glazed obscure windows to the front elevation, wood-effect flooring, carpeted stairs with an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

12’2" x 11’7" (max) (3.73m x 3.54m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove and a TV point.

Kitchen/Diner

27’10" x 12’4" (max) (8.49m x 3.77m (max))

The kitchen/diner has a range of fitted gloss handleless base and wall units with worktops and a matching breakfast bar island, an integrated oven, a hob with an extractor hood, an inset stainless steel sink and a half with draining grooves and a swan neck mixer tap, wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single composite door and double UPVC French doors both providing access out to the garden.

W/C

5’7" x 2’10" (1.71m x 0.88m )

This space has a low level flush W/C, a wash basin with fitted storage, wood-effect flooring, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Office

8’11" x 6’9" (2.74m x 2.07m )

The office has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

FIRST FLOOR

Landing

10’6" x 7’9" (max) (3.21m x 2.37m (max))

The landing has carpeted flooring, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12’8" x 11’7" (max) (3.87m x 3.54m (max))

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

6’3" x 5’10" (1.92m x 1.79m )

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a radiator, waterproof wall panels, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11’10" x 10’7" (3.62m x 3.24m )

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

Bedroom Three

8’11" x 8’11" (max) (2.72m x 2.72m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Four

8’11" x 7’10" (max) (2.73m x 2.39m (max))

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

8’4" x 6’11" (2.55m x 2.13m )

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted double-ended bath with a tiled surround, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a chrome heated towel rail, waterproof wall panels, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a garden with a lawn and mature shrubs.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a patio, decking with a pergola and a brick-built BBQ station and a garden room.

Bar

12’11" x 10’7" (3.95m x 3.24m)

The bar has UPVC double-glazed windows, wood-effect flooring, power points, a built-in bar, recessed spotlights and double French doors.

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

Council Tax Band Rating - Erewash Borough Council - Band C  
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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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

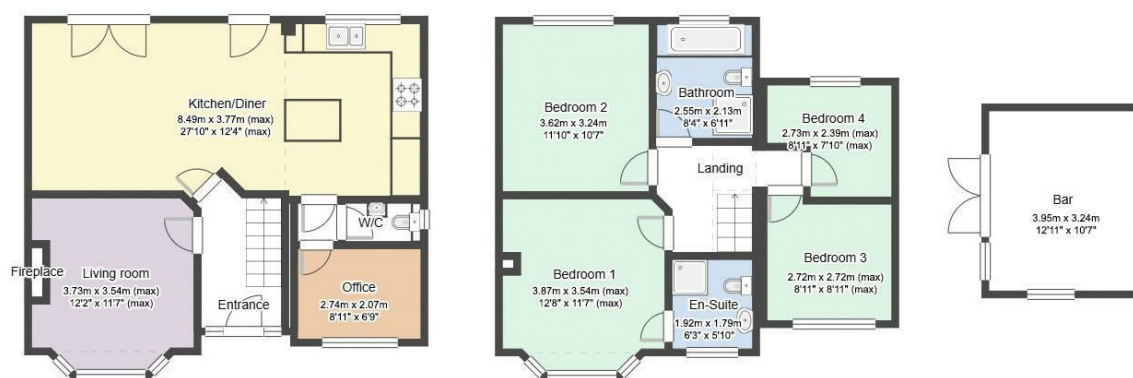
66		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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