



Wilsthorpe Road,
Breaston, Derbyshire
DE72 3EA

£575,000 Freehold



THIS IS A STUNNING, INDIVIDUAL DETACHED FAMILY HOME WITH AN OPEN PLAN LIVING/DINING KITCHEN AREA WHICH IS SITUATED CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Being located on Wilsthorpe Road, this individual detached property offers a beautiful family home which over recent years has been updated and re-designed internally by the current owners. For the size of the accommodation which now includes an impressive open plan living/dining kitchen with two sets of bi-folding doors leading out to the rear garden, we strongly recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to the amenities provided by Breaston which includes schools for younger children, a number of local shops with Long Eaton and excellent transport facilities only being a short drive away, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing throughout. Being entered through a stylish, newly fitted wood panelled front door, which has an inset stained glass leaded panel and leads to the reception hall, from which stairs take you to the first floor, there is original Minton flooring and oak panelled doors leading to the lounge which has a bay window to the front and a log burning stove incorporated in a chimney breast and the open plan living/dining kitchen which has an exclusively fitted kitchen area with Shaker style units, quartz work surfaces and integrated appliances and from the dining and sitting areas there are bi-folding doors leading out to the patio at the rear of the house, there is also a rear hall/utility area with a full height glazed door leading out to the side of the house, a ground floor shower room/w.c. and off the hall there is a most useful walk-in cloaks/storage cupboard. To the first floor the landing leads to the four double bedrooms, the luxurious bathroom which has a stand alone bath and separate shower and there is also a separate w.c. Outside there is parking for a number of vehicles to the front with double gates to the right of the house leading to the driveway which in turn takes you to the brick garage. At the rear of the house there is a large Indian sandstone patio which has a recently constructed covered area over part of the patio which provides an ideal facility to be able to sit outside throughout the year, there is a large lawned garden with established borders to the sides, a path leads to a garden room/office positioned behind the garage and to a shed at the bottom of the garden where there is also a further lawned area and the garden is kept private by having fencing and hedging to the boundaries.

The property is within a few minutes walk of the centre of Breaston where there are a number of local shops, with further shops including Tesco, Asda, Aldi and Lidl and other retail outlets in Long Eaton, there are schools for younger children, three local pubs, a bistro restaurant and a number of coffee eateries, healthcare and sports facilities which include several local golf courses, schools for older children can be found in nearby Long Eaton and Sandiacre where there is the Wilsthorpe Academy, Trent College and Friesland Schools, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with an arched entrance, tiled flooring and a light leading to:

Reception Hall

Newly fitted wooden panelled front door with a feature inset stained glass leaded glazed panel, a refurbished stained glass leaded window with secondary double glazing which matches the double glazing in the front door; stairs with balustrade and stair runner carpeting leading to the first floor; original Minton tiled flooring, feature radiator and wood panelled doors leading to the cloaks cupboard, lounge and living/dining kitchen.

Cloaks/Storage Cupboard

There is a good size storage facility situated off the main entrance hall.

Lounge

11'9 plus bay x 11'1 approx (3.58m plus bay x 3.38m approx)

Double glazed bay window with leaded stained glass top panels and fitted shutters to the front, curved radiator in the bay, log burning stove set in the chimney breast with a wooden mantle and a stone hearth.

Living/Dining Kitchen

20'9 to 11' x 22' to 10'1 approx (6.32m to 3.35m x 6.71m to 3.07m approx)

This newly created open plan living space has Shaker style units and quartz work surfaces in the kitchen area which includes a 1½ bowl sink with a mixer tap set in an L shaped quartz work surface with an integrated dishwasher and cupboards under, recess for a cooking Range with a brick backplate and beam over with an extractor built into the recess, further quartz work surface with cupboards under with a curved door at one end, central quartz island with an oak inset eating area providing seating for three people and having further cupboards and drawers beneath, upright shelved pantry cupboard and an integrated fridge/freezer, matching eye level wall cupboards with a curved door at one end matching the base unit, porcelain tiled flooring extending across the whole of the open plan living area with underfloor heating, three feature radiators, large full height aluminium double glazed window in the sitting area and three panelled aluminium bi-folding door leading out to the garden from the sitting area.

The dining area has double bi-folding doors leading out to the covered seating area at the rear of the house, the porcelain tiled flooring with underfloor heating extends into this area of the room and there is an oak panelled door leading into:

Rear Hall/Utility

Full height double glazed door leading out to the side of the property which helps to provide natural light into the utility room, work surface with space and plumbing below for an automatic washing machine, porcelain tiled flooring and recessed lighting to the ceiling.

Ground Floor Shower Room/w.c.

The newly created shower room/w.c. has a walk-in shower with a Mira electric shower, tiling to three walls and a pivot glazed door, low flush w.c. and a hand basin with a mixer tap and cupboard under, tiled walls to the sink and w.c. areas, towel radiator, porcelain tiled flooring. Baxi boiler housed in a built-in cupboard, opaque double glazed window and recessed lighting to the ceiling.

First Floor Landing

Double glazed window to the side, radiator and panelled doors to:

Bedroom 1

11'10 plus bay x 11'2 approx (3.61m plus bay x 3.40m approx)

Double glazed bay window with fitted shutters having black out blinds to the front and a radiator.

Bedroom 2

11'1 x 9'11 approx (3.38m x 3.02m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

12'1 x 8'1 approx (3.68m x 2.46m approx)

Double glazed window to the side and a radiator.

Bedroom 4

9'4 x 8'10 approx (2.84m x 2.69m approx)

Double glazed window with fitted shutters having black out blinds to the front, radiator and picture rail to the walls.

Bathroom

The luxurious, newly fitted bathroom has tiling to the walls and includes a stand alone bath with a floor mounted mixer tap and hand held shower, a large corner shower with a mains flow shower system, tiling to two walls and a curved, glazed protective door and screens, hand basin with a drawer under, two shelved recesses, low flush w.c., ladder towel radiator, stone tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Separate w.c.

Having a white low flush w.c. with a hand basin having a mixer tap over the cistern and tiling to the wall behind, stone tiled flooring and an opaque double glazed window.

Outside

At the front of the property there is a driveway which provides off road parking for a number of vehicles and there is a brick edged border to the left hand side with established planting and pebbled which helps to keep maintenance to a minimum, there is a hedge and fence to the right hand boundary and fencing to the left and front boundaries. To the right hand side of the property there are double gates leading to the driveway and there are external power points positioned on the left hand side of the house. The driveway extends down the right hand side of the house and leads to the garage, there is a wood slatted gate with a matching side panel leading through to the patio at the rear of the house and there is an outside tap and light at the side of the property.

To the rear of the property there is a large Indian sandstone patio which has a recently constructed covered area to one part of the patio which provides a lovely place to sit and enjoy outside living during the year; there is slatted timber panelling to the wall at the rear of the house and to the side of the garage and there is outside lighting to either side of both sets of bi-folding doors which leads out from the house. The patio leads onto a large lawned garden which has established beds to the sides and there is a block paved pathway extending behind the garden room where there is a log storage area down to the bottom of the garden where there is a shed, a pebbled area with trellising which leads to a further lawned area at the bottom of the garden. The garden is kept private by having fencing to the left hand boundary and to the right there is a hedge and at the rear a coniferous hedge with a wall behind to the boundary, there are outside power points outside the office/garden room and at the back of the house and as previously mentioned there is outside lighting at the rear of the property.

Garage

15'5 x 8' approx (4.70m x 2.44m approx)

The brick garage has a pitched roof with an up and over door at the front and power points and lighting are provided in the garage.

Garden Room/Office

8' x 9' approx (2.44m x 2.74m approx)

The garden room/office has several different uses and has double glazed windows to the rear and side, a full height double glazed door leading from the path running along the side of the room, laminate flooring, power and recessed lighting is provided and there is a wall mounted electric heater.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over onto Wilsthorpe Road and into Breaston. Follow the road to the centre of Breaston and the property can be found on the right hand side.
8453AMMP

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

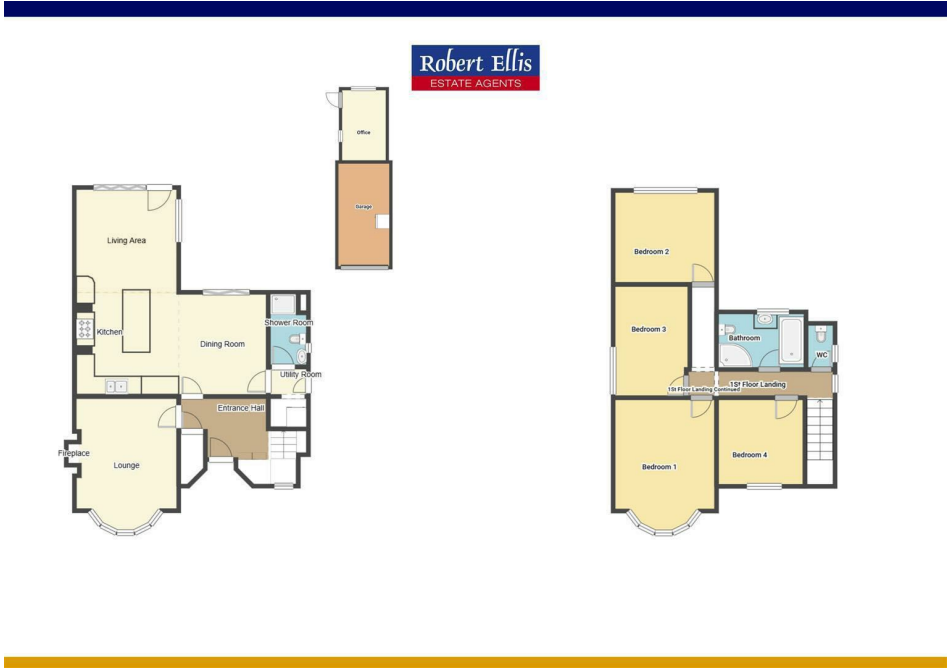
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.