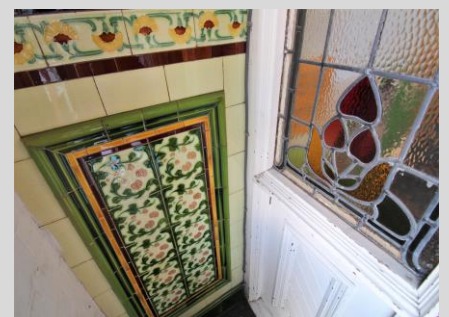




**90 Wilsthorpe Road, Breaston
Derby, DE72 3EB**

A well preserved five double bedroom Edwardian family home with three large reception rooms, a spacious kitchen diner with a separate utility room and master bedroom with a three piece en-suite bathroom. There are some wonderful period features including opulent corniced ceilings, deep moulded coving, beautiful deep skirting boards, plaster corbels and a fabulous entrance with original stained glass windows and hand painted crackle glaze ceramic wall tiles. The property was purchased by the current owners as a family home, yet has more recently been used as a nursery for young children. This stunning residence will require a scheme of modernisation to meet it's full potential, however has a fully equipped kitchen, two bathrooms, two ground floor WC's and a good size garden with artificial grass. To the front of the property is a roll on roll off driveway with access along the side to a detached double garage at the rear. The architectural detailing is second to none, exceeding the usual expectation of a typical property of the period. Constructed in 1903 on commission for Alice Eaton, a notable local figure, the property would have originally sat in extensive grounds and must have been real land mark property within the local area.



£650,000

Parking

Ample off road parking on a roll on roll off driveway at the front with access to a further tarmac driveway at the side with timber driveway gates providing secure hard standing for a motorhome or the like.

Hallway

Spacious central hallway with a fabulous open staircase to the first floor and a wonderful enclosed entrance porch including the original stained glass window lights which match the original stained glass front door which is currently being stored and is included in the sale.

Sitting Room 17' 7" x 13' 11" (5.36m x 4.24m)

A large bay window to the front, a box window to the rear, stunning ornate ceiling with deep coving, deep skirting boards, a central heating radiator and a chimney breast with a concealed fireplace.

Dining Room 17' 5" x 13' 10" (5.30m x 4.21m)

A large bay window to the front, a window to the side, beautiful ornate ceilings as in the sitting room, deep skirting boards, a central heating radiator and a chimney breast with an Adams style fireplace.

Family Room 17' 6" x 12' 0" (5.33m x 3.65m)

A large room with French double door to the conservatory at the rear, a window to the side and a central heating radiator.

Conservatory 42' 10" x 9' 1" (13.05m x 2.77m)

L shaped timber conservatory with a door to the rear, French double door to the garden and internal doors linking the family room and the kitchen.,

Kitchen 14' 11" x 16' 0" (4.54m x 4.87m)

Modern fitted kitchen including a range of base and eye level units with laminate worksurfaces, a range style gas cooker and island workstation with breakfast bar. There is also a stainless steel sink drainer with mixer tap, a window and door to the conservatory at the rear, a central heating radiator and a door to the utility room.

Utility Room 13' 8" x 5' 9" (4.16m x 1.75m)

Two windows to the side, a stainless steel sink unit with plumbing for a dishwasher under, space for a tumble dryer and a range of fitted shelving on the walls.

Cloakroom 7' 11" x 5' 10" (2.41m x 1.78m)

Window to the side, WC, plumbing for a washing machine, a central heating radiator and a wall hung wash hand basin.

WC 8' 4" x 5' 11" (2.54m x 1.80m)

Window to the side, a central heating radiator, three wc's and two wall hung wash basins.

Galleried Landing / Study Area 7' 10" x 6' 10" (2.39m x 2.08m)

Large open landing with French door to the balcony at the front, an ornate corbelled ceiling arch and space for a study area or library.

Bedroom 1 17' 7" x 13' 11" (5.36m x 4.24m)

Window to the front, central heating radiator, a box window to the rear and a door to the en-suite bathroom.

En-suite 8' 1" x 5' 9" (2.46m x 1.75m)

Three piece bathroom including a panel bath which has been covered over, a pedestal wash basin and WC. There is also a window to the side and a central heating radiator.

Bedroom 2 14' 0" x 13' 10" (4.26m x 4.21m)

Window to the front and a central heating radiator.

Bedroom 3 17' 8" x 12' 0" (5.38m x 3.65m)

A large bedroom to the rear with a fitted kitchenette, a window to the side, one to the rear, a central heating radiator and an interconnecting door with bedroom 4.

Bedroom 4 15' 11" x 9' 10" (4.85m x 2.99m)

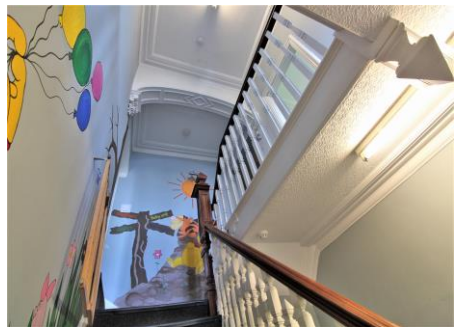
Window to the rear, a central heating radiator and a recessed wardrobe.

Bedroom 5 14' 1" x 9' 9" (4.29m x 2.97m)

Recessed wardrobe, a cupboard containing the central heating boiler, a central heating radiator and a window to the rear.

Bathroom 10' 3" x 5' 9" (3.12m x 1.75m)

Four piece family bathroom including a panel bath which has been covered over, a decommissioned shower stall, pedestal wash basin and a WC. There is also a central heating radiator and a window to the side.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

90 Wilsthorpe Road
BREASTON
DE72 3EB

Energy rating

D

Valid until: 8 May 2033

Certificate number: 0053-1203-6107-2500-2900

Property type

Detached house

Total floor area

236 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

