



First Avenue,  
Risley, Derbyshire  
DE72 3TA

**O/O £240,000 Freehold**



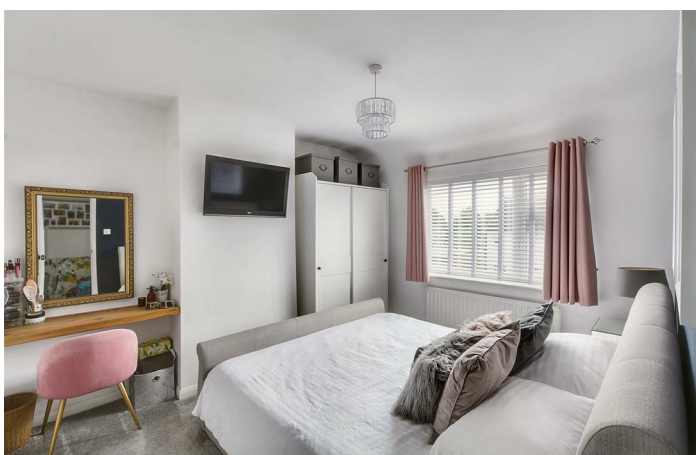


#### A DELIGHTFUL EXTENDED SEMI DETACHED HOME WITH A LARGE REAR GARDEN

Robert Ellis are delighted to offer to the market this beautifully presented semi detached home in Risle. Boasting a fantastic size lounge/diner, this property will get your attention as soon as you enter with an abundance of space offered on the ground floor. There is also a large kitchen diner which was formed with the rear extension in addition to a good sized utility room. There is a large rear garden which is mainly lawned and offers a great space for entertaining. There is also a shared driveway. The property is ideally located for access roads such as the M1 and A50 as well as being a stones throw away from a local park, shops and local amenities.

The property benefits from gas central heating and double glazing and the accommodation briefly compromises of an entrance hall, through lounge/dining room, kitchen breakfast room, utility room to the ground floor with three bedrooms and a beautiful bathroom to the first floor.

The property is within easy driving distance of all the facilities offered by nearby Long Eaton which include the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets in addition to those found in the villages and towns of Breaston, Borrowwash, Stapleford and Beeston. A few minutes drive away is the Pride Park retail park and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway train stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.





## Hallway

Giving access to lounge/ diner and upstairs accommodation.

## Lounge/Diner

23'6 x 13'5 approx (7.16m x 4.09m approx)

Wood laminate to floor and offering a large spacious area with wood burner, decorative shelving, door to kitchen/ diner and upvc double glazed window to front elevation

## Breakfast Kitchen

16'4 x 11'3 approx (4.98m x 3.43m approx)

Upvc double glazed windows to rear elevation and door to rear garden. Having a range of modern wall and base units with matching drawers, integrated appliances to include oven, hob and extractor over, dishwasher and space for fridge freezer along with breakfast bar, wood block work tops with sink and drainer. Door to utility/ w.c.

## Utility/w.c.

8'6 x 6' approx (2.59m x 1.83m approx)

Upvc double glazed window to side elevation, 2 piece white suite with space and plumbing for washing machine and tumble drier.

## First Floor Landing

With doors to:

### Bedroom 1

12' x 10'3 approx (3.66m x 3.12m approx)

Upvc double glazed window to front elevation, recently fitted carpet and built in dressing table.

### Bedroom 2

11'7 x 9'1 approx (3.53m x 2.77m approx)

Double bedroom with upvc double glazed window to rear and recently refitted carpet.

### Bedroom 3

8'5 x 7'2 approx (2.57m x 2.18m approx)

Additional single bedroom with recently refitted carpet and stylish panelling

## Bathroom

Three piece white suite with shower over and fully tiled to all walls with heated chrome towel rail and obscure upvc double glazed window to front elevation.

## Outside

To the front is a fore garden that could be made into off road parking there is a shared driveway leading to the rear is a delightful garden with large lawn area, patio area and shed for storage along with log store.

## Directions

From the A52 J25 M1 motorway roundabout proceed towards Sandiacre and Risley along Bostocks Lane. At the traffic light crossroads take the left hand turning onto Derby Road, Risley and take the first turning on the right hand side onto First Avenue where the property can be found on the right hand side.

7992AMCO

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

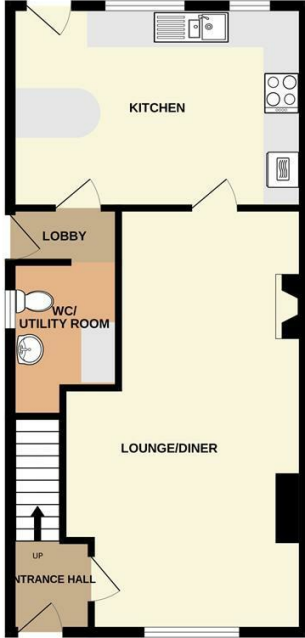
Non-Standard Construction – No

Any Legal Restrictions – No

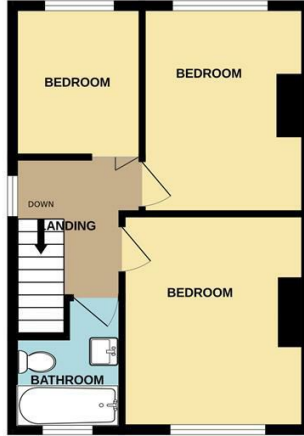
Other Material Issues – No



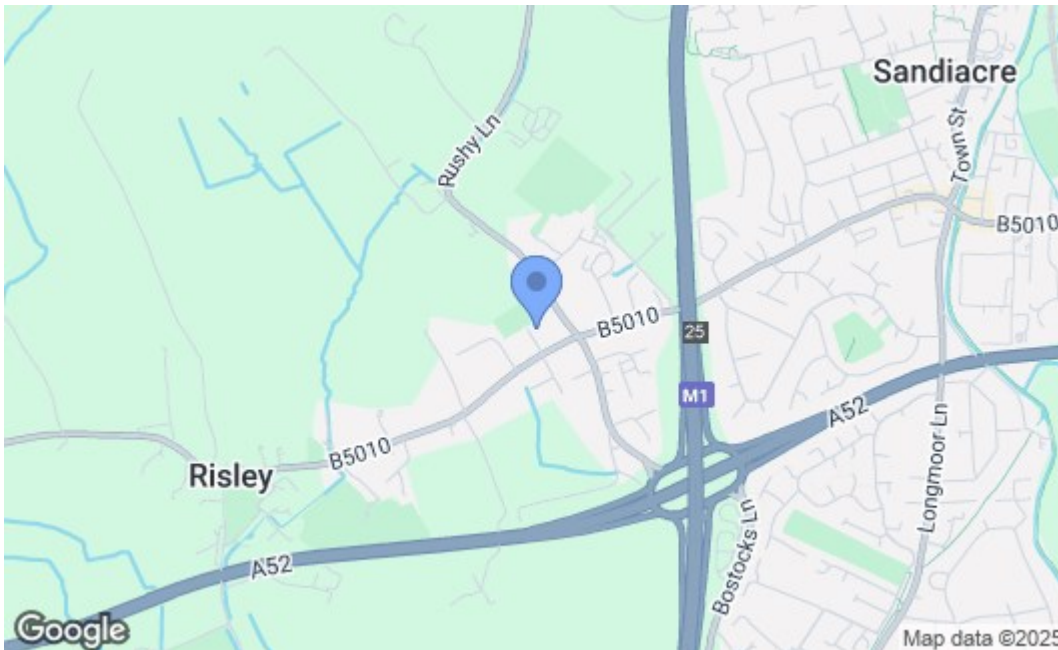
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac CS2024



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