



Risley Hall,  
Risley, Derby  
DE72 3WP

**£205,000 Leasehold**





We are pleased to offer for sale the surprisingly spacious two storey three bedroom retirement cottage.

Situated within the grounds of Risley Hall, Yew Tree Cottages are part of a number of small, attractive courtyards spaciouly laid out within attractively maintained grounds and gardens. This exclusive development for the over 55's provides independent living and is ideal for those who like a community-feel with the benefit of open space around you as the countryside is on the doorstep with many footpaths close by. Far from being isolated, there is a bus stop which links Nottingham and Derby at the entrance to the development, also the A52 and Junction 25 is a short drive away. There are nearby shops and facilities in Sandiacre, with the large town of Long Eaton within easy reach with supermarkets such as Tesco and Asda.

The property is well presented and offers spacious and flexible living and sleeping accommodation with a bedroom located on the ground floor, as well as two bedrooms on the first floor. There is also a shower room/WC located to the ground floor, as well as a full bathroom facility on the first floor.

The living accommodation includes a lounge, separate dining room, fitted kitchen and a conservatory, with views over the communal lawn and wooded area.

The property benefits from an enclosed courtyard style garden and the residents' have the enjoyment of walking through the mature and well maintained gardens and grounds to the estate. The property also benefits from parking for two cars to the front.

There is a fully fitted kitchen with built-in appliances, and the property benefits from gas fired central heating and pressurized hot water system.

Available immediate with NO UPWARD CHAIN. An internal viewing is highly recommended to fully appreciate the size of accommodation on offer.



## ENTRANCE HALL

Front entrance door, understairs store cupboard, radiator, airing cupboard housing pressurized hot water system. Doors to ground floor bedroom, shower room, dining room and living room.

## LIVING ROOM

17'0" x 11'5" (5.20 x 3.48)

Radiator, double glazed window, archway to kitchen.

## KITCHEN

10'2" x 9'6" (3.12 x 2.9)

Incorporating a range of fitted wall, base and drawer units with marble work surfacing and inset one and a half bowl granite sink unit with single drainer. Neff electric double oven, Neff electric hob and extractor hood over, integrated fridge/freezer, integrated washer/dryer, dishwasher. Double glazed window and French doors leading to the conservatory.

## CONSERVATORY

10'9" x 7'7" (3.30 x 2.32)

uPVC double glazed windows and French doors opening to the rear courtyard garden.

## DINING ROOM

11'3" x 11'0" (3.44 x 3.36)

A versatile room which could also be used as a bedroom with radiator, double glazed window to the front.

## GROUND FLOOR BEDROOM/STUDY

10'0" x 8'1" (3.06 x 2.47)

A versatile room which could be used as a ground floor bedroom, study, additional sitting room, etc. Radiator, double glazed window.

## GROUND FLOOR SHOWER ROOM

7'3" x 6'9" (2.23 x 2.07)

Three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower, partially tiled walls, tiled floor, heated towel rail.

## FIRST FLOOR LANDING

Walk-in store cupboard housing wall mounted gas fired

'Glow Worm' boiler (for central heating and hot water purposes).

## BEDROOM ONE

18'10" x 10'11" (5.76 x 3.35)

A spacious double bedroom which is generously furnished with a wide range of fitted furniture comprising double wardrobes, drawers and bedside cabinets. One of the wardrobes gives access to additional eaves storage space. Radiator, double glazed window.

## BEDROOM TWO

14'1" reducing to 10'2" x 8'0" (4.3 reducing to 3.12 x 2.46)

Radiator, Velux double glazed roof window.

## FIRST FLOOR BATHROOM

13'5" x 11'4" (4.10 x 3.46)

A generous space housing a three piece suite comprising wash hand basin, low flush WC, bath with mixer shower attachment over, radiator, extractor fan, shaver socket, double glazed window.

## OUTSIDE

The property sits in communal grounds, having the benefit of an open forecourt with parking for two vehicles. To the rear, the property enjoys its own personal courtyard style garden finished with paving and picket fence boundaries. There is an outdoor electric socket and lighting. This has an aspect over communal gardens, in the foreground lawn with a backdrop of a small wooded area.

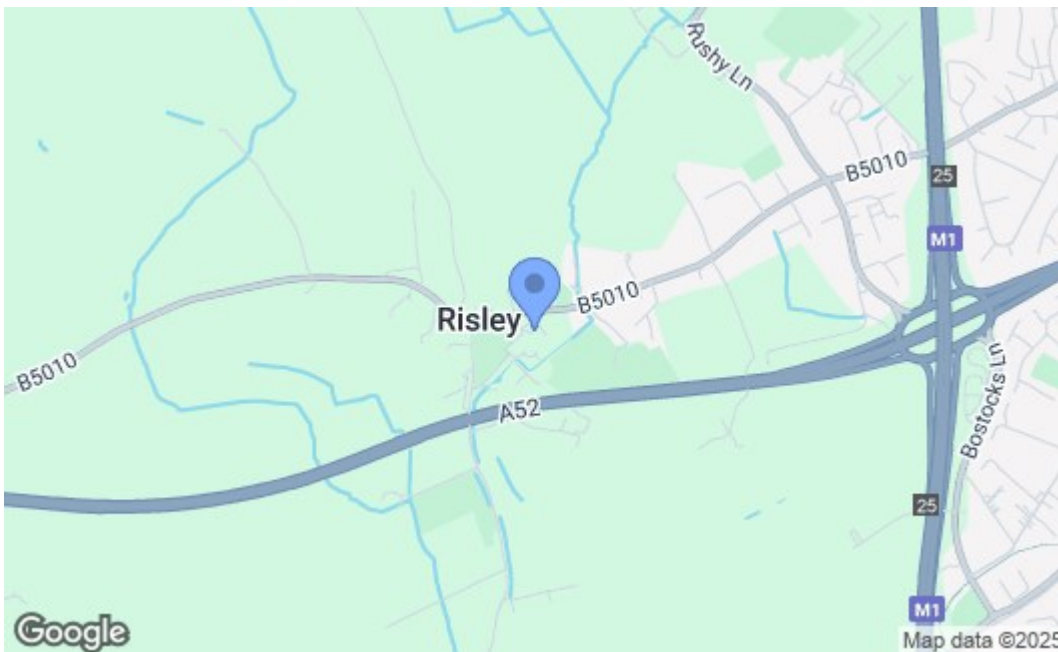
## AGENTS NOTES

The property is leasehold on 100% ownership of the building with an annual ground rent of £200 on 125 year term from 2000. There is annual service charge for the maintenance of the communal grounds, communal lighting, buildings insurance, etc. For the current year, this is £1800. More information is available upon request and will also be provided during the conveyancing process.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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.