



Risley Hall,
Risley, Derby
DE72 3WP

£205,000 Leasehold



THIS IS A MEWS STYLE COTTAGE PROPERTY PROVIDING VERSATILE ACCOMMODATION WHICH IS WITHIN THE MOST SOUGHT AFTER RISLEY PARK RETIREMENT VILLAGE.

Being located at the head of a private cul-de-sac on the edge of the Risley Park retirement development, this three or four bedroom Mews style property offers versatile living and bedroom accommodation which is now being sold with the benefit of NO UPWARD CHAIN. For the size and layout of the accommodation which does have the potential to make a simple alteration to the first floor which will provide two double bedrooms and retain the bathroom on the first floor, it is recommend that interested parties to take a full inspection so they can see all that is included in this lovely home for themselves. Risley Park is a semi rural setting which is within easy reach of all the amenities and facilities provided by the surrounding area and to excellent local transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with tiling to part of the front elevation under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall with two built-in storage cupboards off and there are doors leading to the main lounge which has a French door leading out to the rear garden, a separate dining room or ground floor double bedroom and another reception room which could also be a bedroom and there is a ground floor shower room/w.c. The extremely well fitted and equipped kitchen is situated to the rear of the property and this has double opening French doors leading to a conservatory which in turn connects to the patio garden area at the rear. To the first floor the landing leads to two bedrooms with the main bedroom having extensive ranges of built-in bedroom furniture and to the first floor bathroom. Outside there is parking and an open aspect to the front and a private courtyard style paved garden with picket fencing to the rear.

The property is within easy reach of a Co-op convenience stores at Breaston, Borrowwash and Sandiacre and also to Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton, Derby and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



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		
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.