



Rushy Lane  
Risley, Derbyshire DE72 3SW

**£695,000 Freehold**

A SUBSTANTIAL & EXTREMELY WELL PRESENTED DOUBLE FRONTED FIVE BEDROOM THREE BATHROOM FOUR TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR DERBYSHIRE LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED DOUBLE FRONTED FIVE BEDROOM THREE BATHROOM FOUR TOILET DETACHED FAMILY HOME SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION.

With adaptable accommodation over two floors, incorporating a ground floor annexe space including a double bedroom, shower room and living kitchen space, coupled with a four bedroom detached house. This would certainly make an ideal opportunity for those looking to combine two families or those needing a ground floor living space for a dependent relative.

The accommodation overall comprises an entrance hallway, with useful ground floor WC, living room, fantastic open plan family living dining kitchen space and utility room, with the annexe offering an open plan lounge-through-kitchen, shower room and double bedroom, all completing the ground floor accommodation. The first floor landing then provides access to four good sized bedrooms, principal bedroom with en-suite, and family bathroom.

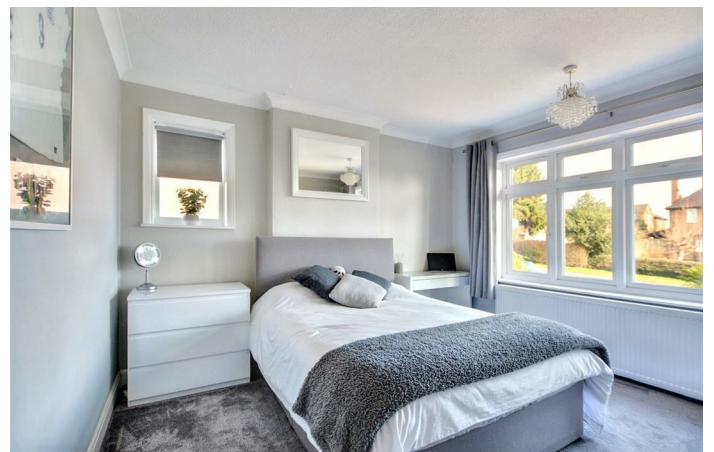
The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking, a generous garden with a fantastic views over rolling countryside and a sunny aspect.

Within the garden space there is also a handy garden room, ideal for entertaining or as a children's play area with its own power, lighting and bi-fold doors.

The property is located in this popular village location within easy reach of all nearby amenities, shops and services in the nearby towns of Stapleford and Long Eaton. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to fantastic open countryside space in Risley, Stanton by Dale and Dale Abbey.

The property offers an adaptable living space over two floors and would make an ideal long term family home. We highly recommend an internal viewing.



### ENTRANCE HALL

14'11" x 7'5" (4.55 x 2.27)

Central composite and double glazed front entrance door set within a decorative archway with double glazed shaped windows surrounding the door. Tiled floor, staircase rising to the first floor with decorative wood spindle balustrade, display cabinet hiding a radiator and consumer box, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes. Doors then lead through to the main living room, kitchen, ground floor WC and annexe kitchen area.

### LIVING ROOM

14'0" x 11'11" (4.28 x 3.65)

Double glazed bay window to the front, additional original stained glass window to the side, radiator, media points, central chimney breast incorporating a decorative fireplace with wooden mantelpiece.

### GROUND FLOOR WC

Housing a modern two piece suite comprising push flush WC, wash hand basin with mixer tap, tiled splashback and storage cabinet beneath, matching to the hallway tiled floor, extractor fan, chrome ladder towel radiator.

### OPEN PLAN LIVING FAMILY DINING KITCHEN

35'0" x 19'5" (10.68 x 5.94)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with granite work surfaces, matching breakfast bar with inset one and a half bowl sink unit with draining board and swan-neck mixer tap. Plumbing space for an American style fridge/freezer, integrated dishwasher, eye-level Neff slide-n-hide combination oven and warming drawer, laminate flooring covering the whole area, three vertical radiators, four Velux skylights, spotlights, double glazed window to the side, door to utility room, full width sliding door access to the rear garden. Ample space for dining table and chairs. To the rear there is a separate seating area.

### UTILITY ROOM

9'11" x 4'7" (3.04 x 1.41)

Equipped with a matching range of fitted base and wall storage cupboards with butchers block solid square edge work surfacing incorporating Belfast sink unit with central swan-neck mixer tap. Plumbing for a washing machine, glass fronted display cabinets, spotlights, tiled floor.

### OPEN PLAN LIVING THROUGH KITCHEN ANNEXE

16'11" x 8'9" (5.16 x 2.68)

The kitchen area comprises "L" shaped range of matching base and wall storage cabinets and drawers with roll top work surfaces incorporating single sink and draining board with central mixer tap. Fitted four ring Hotpoint hob with extractor over and oven beneath. In-built fridge/freezer. Glass fronted crockery cupboards, spotlights, laminate flooring, vertical radiator, double glazed window to the front (with fitted Roman blinds). The kitchen area then open out to a snug sitting area with a continuation of the spotlights and laminate flooring. Then access down through the shower room and bedroom.

### ANNEXE SHOWER ROOM

5'4" x 5'4" (1.65 x 1.64)

Three piece suite comprising corner shower cubicle with mains ran shower, glass screen and doors, wash hand basin with waterfall style mixer tap and double storage cabinets beneath with tiled splashbacks and push flush WC. Tiling to the floor, chrome ladder towel radiator, spotlights, extractor fan.

### GROUND FLOOR ANNEXE DOUBLE BEDROOM

12'2" x 9'6" (3.72 x 2.90)

Vertical radiator, double glazed French doors then open out to the rear garden with additional double glazed window to the rear, loft access void, spotlights, useful area for a double sized wardrobe.

### FIRST FLOOR LANDING

Decorative wood spindle balustrade with contrasting top, useful overstairs storage cupboard, loft access point with pulldown ladders to a boarded, lit and insulated loft space, coving, doors to all bedrooms and bathroom.

### BEDROOM ONE

13'9" x 11'10" (4.20 x 3.63)

Double glazed window to the rear with fantastic countryside views, Victorian style radiator, coving, wall light points, door to en-suite.

### EN-SUITE

8'7" x 7'5" (2.62 x 2.27)

A spacious room comprising a three piece suite with tiled and enclosed shower cubicle with glass screen and closing doors, mains ran shower, push flush WC, oversized wash hand basin with mixer tap. Wall mounted mirror fronted bathroom cabinet, Victorian style radiator, fully tiled walls and floor, spotlights, extractor fan, double glazed window to the rear.

### BEDROOM TWO

12'6" x 12'0" (3.82 x 3.67)

Double glazed windows to both the front and the side (the side with fitted roller blind), radiator, coving.

### BEDROOM THREE

12'5" x 8'11" (3.80 x 2.72)

Double glazed window to the front, radiator.

### BEDROOM FOUR

12'5" x 8'10" (3.80 x 2.71)

Double glazed windows to the rear and side (the side with fitted roller blind) the rear window makes the most of the countryside views beyond. Radiator, wall light points.

### FAMILY BATHROOM

7'9" x 7'5" (2.37 x 2.27)

Three piece suite comprising tiled-in bath with Triton electric shower and glass shower screen, low flush WC, wash hand basin. Tiling to the walls and floor, wall mounted mirror fronted bathroom cabinet, Victorian style radiator, spotlights, extractor fan, double glazed window to the front.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway with block paved decorative edging providing off-street parking incorporating a decorative gravel area also used for parking spaces. Raised flowerbeds and borders housing decorative chipped bark and a vast array of mature bushes and shrubbery. Covered bin storage area and side access leading through to the rear garden.

### TO THE REAR

The rear garden is of a good overall size and incorporates a good sized Indian sandstone patio area, ideal for entertaining. This then leads onto the garden lawn stretching down to the foot of the plot being screened by hedgerow to the boundary line. Within the garden there is an external wall tap, lighting point and power points, pedestrian gated access leading back to the front.

### GARDEN ROOM

18'11" x 12'5" (5.77 x 3.79)

Fully opening bi-fold doors to the side, additional window to the front offering natural light, with power and lighting points. This could easily be double up as a detached garden office or beauty room subject to the needs of the onward purchaser. To the rear of the garden room there is a useful additional gym area with double opening French doors from the back of the garden.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction through Sandiacre, crossing the traffic light junction onto Derby Road and up the hill in the direction of Risley. At the traffic light junction adjoining Sandiacre and Risley, take a right hand turn onto Rushy Lane heading in the direction of Stanton by Dale. The property can then be found on the left hand side.

### Property Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating combination boiler

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

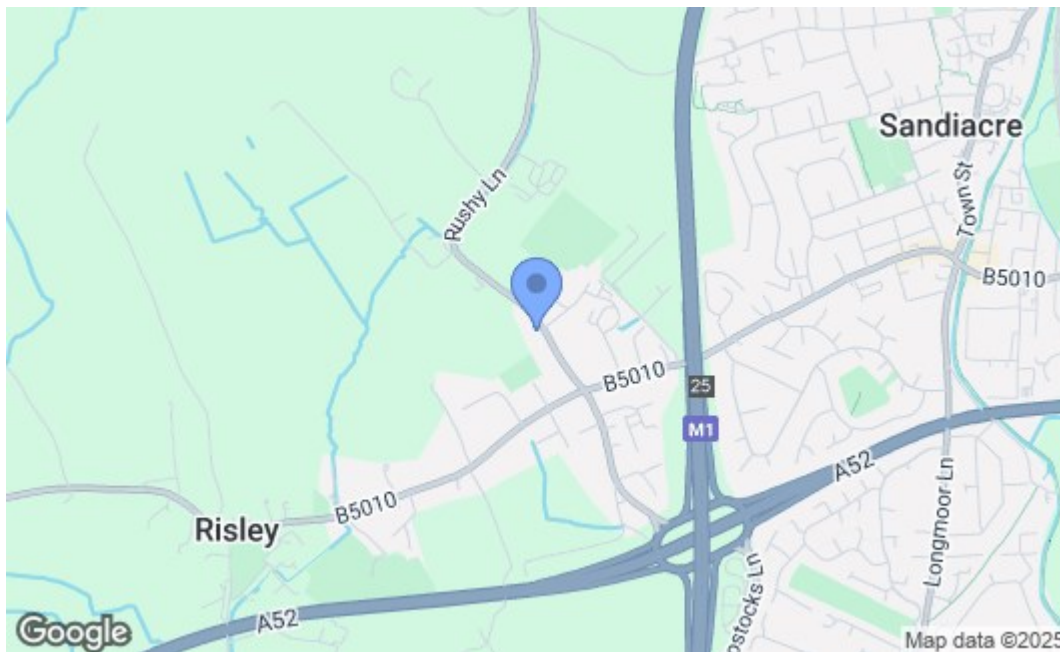
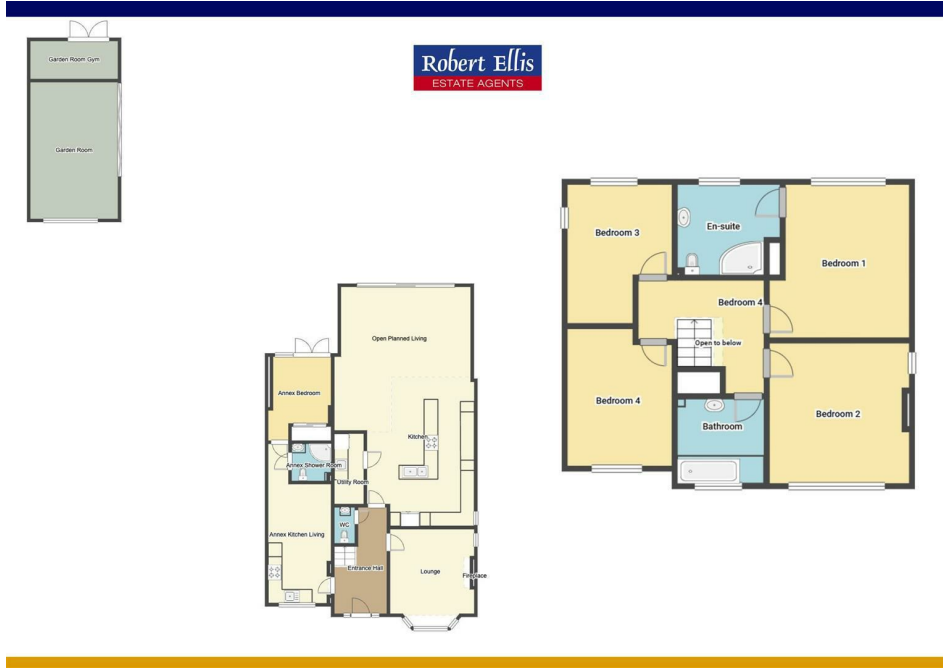
Flood Defenses – No

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                                                     |  |                         | 82        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  | 66                      |           |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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.