



Derby Road,  
Risley, Derbyshire  
DE72 3SY

**Price Guide £450-475,000**  
**Freehold**

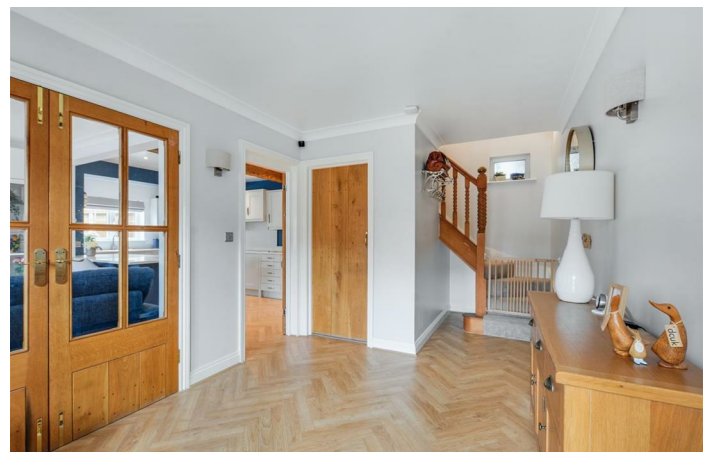


A VERY SPECIAL THREE DOUBLE BEDROOM DETACHED PROPERTY SITUATED OFF DERBY ROAD IN A QUIET GATED CUL-DE-SAC IN THE VILLAGE OF RISLEY, WHICH HAS BEEN BEAUTIFULLY FINISHED BY THE CURRENT OWNERS AND ALSO HAS A LOVELY PRIVATE LANDSCAPED GARDEN WITH SUNROOM, OFF-ROAD PARKING AND HOME GYM.

It provides Robert Ellis with much pleasure to be asked to market this fantastic detached home which the current owners have created an amazing newly-fitted Open-Plan living/dining kitchen, new Porcelanosa bathrooms and Kamdean herringbone flooring throughout most of downstairs. Situated down a private road off Derby Road, leading to only five properties with fields are the rear, the location is truly spectacular. When people view this lovely home, they will be able to see the size and privacy of the rear garden which has been landscaped by the current owners and for this, and the size and quality of the accommodation, we strongly recommend that all interested parties do take a full inspection. Risley is a very sought after semi-rural location situated between Nottingham and Derby and well placed for easy access to excellent transport links, schools for all ages on the doorstep and all the amenities of nearby towns.

The property is situated down a private, gated driveway with off road parking between the sun room and tree and is constructed of brick to the external elevations all under a pitched tiled roof. Entering through a feature wood pannelled front door with an inset glass panels, the accommodation derives all the benefits of recently fitted gas central heating combi-boiler and double glazing and includes a spacious, light and airy reception hall with Kamdean Herringbone flooring. The lounge off the hallway has a bay window to the front and Sunroom off this as an ideal second reception space. The owners have opened up the space to create an Open-Plan living/dining kitchen, which has a high quality fitted grey Shaker units including Quartz work surfaces and integrated appliances. Also, from the hallway there is a most useful ground floor w.c. To the first floor, the landing leads to the three double bedroom and recently fitted Porcelanosa bathroom with large double-ended bath tub and separate shower. The master suite has a feature Juliet balcony overlooking the rear and fields beyond and has an En-suite with contemporary black fittings and has a wall of in-built attractive wardrobes. Outside, the garden has been landscaped for easy-maintenance and has pannelled fencing and lighting around. With composite decking, artificial lawn and an outhouse which is insulated, has LED recessed spotlights and power. This could be used as an office, gym or bar!

Risley is a picturesque, friendly village with a popular pub, outstanding primary and secondary schools, sports and healthcare facilities all within walking distance, and direct access to nature reserves and open countryside. It is well placed for local towns and has excellent transport links to the M1, A52 and the tram to all main Midlands towns and further beyond. Also on the doorstep are several villages with excellent cafes, shops and pubs.



### Entrance Hall

9'2" x 18'6" approx (2.79m x 5.64m approx)

With an oak wooden door to the front with inset glazed panels and a UPVC double glazed panelled window to the front, Kardean Herringbone style flooring, coving, two wall lights, double radiator, double oak doors with glazed panels, doors to the kitchen, ground floor w.c. and lounge.

### Lounge

13' x 19'9" approx (3.96m x 6.02m approx)

UPVC double glazed box bay window to the front, new grey carpeted flooring, coving, two wall lights, gas fireplace and surround, UPVC double glazed doors to the sun room and two double radiators, TV point, large built-in wooden shelved area for storage. Many of the internal doors are barn style wooden doors.

### Sun Room

10'1" x 12'8" approx (3.07m x 3.86m approx)

UPVC double glazed windows overlooking the parking area and fields to the rear, French doors to the side, polycarbonate roof, two wall lights, carpeted flooring, electric radiator and built-in shelving.

### Ground Floor w.c.

4'2" x 6'2" approx (1.27m x 1.88m approx)

Low flush w.c., sink with mixer tap and storage under, white brick style half tiled walls, hidden cupboard housing the new combi boiler, LED recessed spotlights to the ceiling and an extractor fan.

### Open Plan Kitchen Diner

20'9" x 18'3" approx (6.32m x 5.56m approx)

L shaped room with UPVC double glazed windows to the front and rear, wooden door with inset glazed panel to the rear garden, Kardean Herringbone style flooring, ceiling light, coving, TV point with space for a sofa or large dining area. Over the kitchen area there are LED recessed ceiling spotlights, feature wooden beam to the ceiling, light grey Shaker style wall, drawer and base units to two walls with quartz work surfaces and splashbacks, inset Belfast sink with a swan neck mixer tap, integral dishwasher, built-in oven and grill and integral fridge and freezer, breakfast bar (6'7" x 3') with navy base units and quartz white work surface having space for four breakfast stools, space and plumbing for a washing machine, four ring induction hob and extractor above, power points with USB charging points.

### First Floor Landing

12'9" x 6'5" approx (3.89m x 1.96m approx)

Two UPVC double glazed obscure windows to the rear, carpeted flooring, feature oak turned balustrade with wall light, ceiling light, carpeted flooring, access to the loft via the loft hatch, door to large airing/storage cupboard and doors to:

### Bedroom 1

13'6" x 16'2" plus wardrobes approx (4.11m x 4.93m plus wardrobes approx)

UPVC double glazed doors to the Juliette balcony overlooking the fields to the rear, UPVC double glazed window to the front, coving, new carpeted flooring, double radiator, ceiling light, feature panelled wall with TV point, large built-in floor to ceiling wardrobes and a door to:

### En-Suite

7'8" x 5'1" approx (2.34m x 1.55m approx)

Obscure UPVC double glazed window to the rear, tiled floor, recessed LED spotlights, extractor fan, towel radiator, wash hand basin with black tap and storage under, large shower cubicle with a modern black mains rainwater shower head and hand held shower, low flush w.c.

### Bedroom 2

11'6" x 11'6" approx (3.51m x 3.51m approx)

UPVC double glazed window to the front, coving, new carpeted flooring, double radiator and ceiling light.

### Bedroom 3

11'1" x 9'3" approx (3.38m x 2.82m approx)

UPVC double glazed window to the front, coving, carpeted flooring, double radiator and ceiling light.

### Bathroom

7'9" x 8'8" approx (2.36m x 2.64m approx)

Obscure UPVC double glazed window to the rear, Porcelanosa white marble effect wall tiles, LED recessed spotlights, extractor fan, wall mounted towel radiator, four piece suite comprising of a double ended free standing bath with floor tap and hand held shower attachment, low flush w.c., sink with mixer tap and storage under, corner enclosed shower cubicle with mains fed rainwater shower head and hand held shower.

### Outside

The property sits behind gates which leads to number 19 and the field.

There is off road parking between the conservatory and tree to the rear. The garden has a paved area leading to steps to the composite decked area with an alfresco dining area, artificial lawn and enclosed with contemporary panelled fencing, courtesy wi-fi controlled lighting around the garden and leading to the outhouse.

### Outhouse/Gym

7'4" x 13'5" approx (2.24m x 4.09m approx)

Wooden outhouse which has been insulated, recessed ceiling spotlights, power and lighting, wooden doors to the front.

### Shed

With power, ideal for storage.

### Directions

From J25 of the M1 take Bostocks Lane towards Risley. At the T junction turn left and proceed into the village where the property can be found on the right. 8738AMJG

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

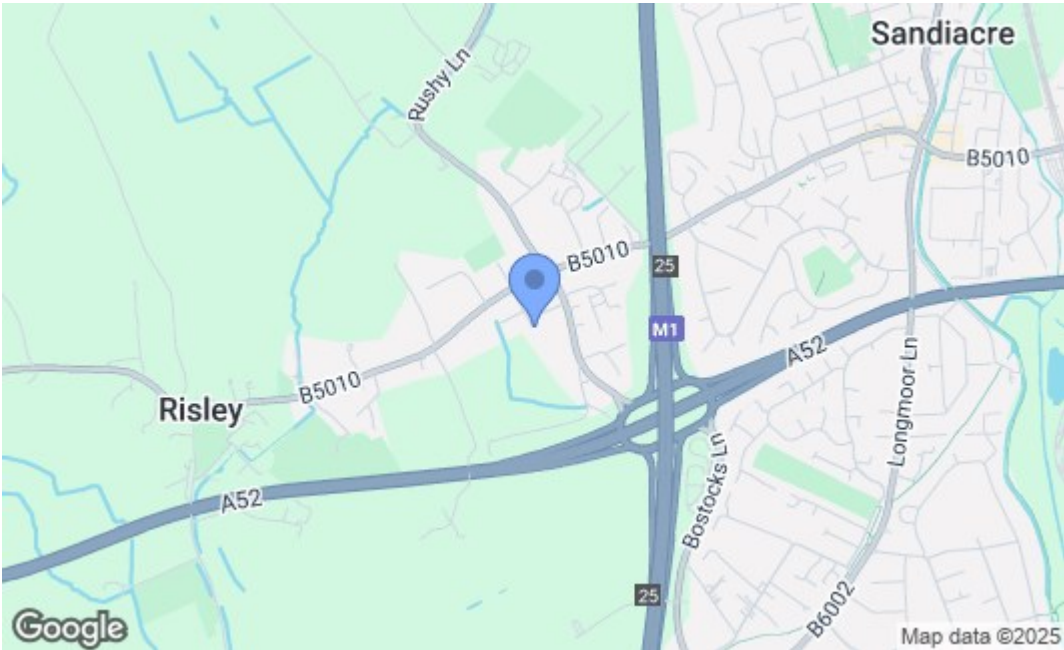
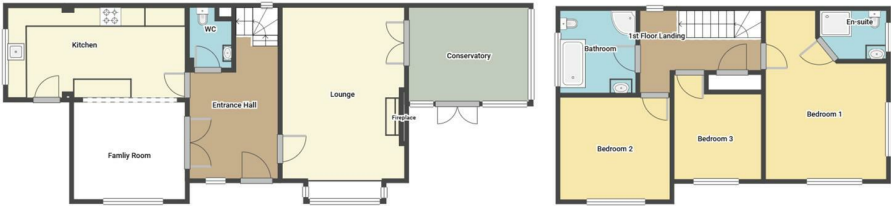
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(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 <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		
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.