



Derby Road,  
Risley, DerbySHIRE  
DE72 3SU

**O/O £300,000 Freehold**



AN EXTENDED THREE BEDROOM SEMI DETACHED HOME OCCUPYING A GENEROUS CORNER PLOT IN THE HIGHLY SOUGHT AFTER AREA OF RISLEY

Robert Ellis are pleased to bring to the market this spacious property offering fantastic potential for a range of buyers. The home benefits from two reception rooms and a well-proportioned kitchen diner, creating flexible living space suited to both families and those who enjoy entertaining.

The three bedrooms are all of good size, and the corner plot provides excellent outdoor space along with off road parking. Situated in one of the most desirable locations in Risley, the property offers superb access to the M1, A52 and both Nottingham and Derby, as well as local amenities, schools and transport links. A great opportunity in a prime setting.

Although Risley is a rural setting, it is well placed for easy access to shopping facilities found at Sandiacre and Long Eaton as well as Borrowash and the villages of Breaston and Draycott. As well as the excellent local schools, which are within walking distance of the house, there are the well known Elms and Trent College independent schools found in nearby Long Eaton, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and transport links include J25 of the M1 which is only a few minutes drive away, stations at Long Eaton, East Midlands Parkway and Derby, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other major towns and cities with London being easily commutable.



## Entrance Hall

Original door to the front, stairs to the first floor, radiator and doors to the lounge, dining room and kitchen.

## Lounge

13'5" x 10'11" approx (4.1m x 3.33m approx)  
Double glazed bay window to the front, fireplace, ceiling light.

## Dining Room

13'3" x 10'9" approx (4.06m x 3.3m approx)  
Patio doors to the rear, original feature fireplace and a radiator.

## Kitchen Diner

19'8" x 15'5" approx (6m x 4.72m approx)  
Spacious open plan kitchen diner with a range of matching wall and base units with roll edged work surfaces over, inset stainless steel sink and drainer, integrated fridge freezer and washing machine, tiled floor, double glazed windows to the side and rear and double glazed patio doors to the rear garden and door to the side, ceiling spotlights and two radiators.

## First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

11'10" x 10'9" approx (3.63m x 3.3m approx)  
Double glazed bay window to the front and a radiator.

### Bedroom 2

13'3" x 9'6" approx (4.06m x 2.9m approx)  
Double glazed window to the rear, fitted wardrobes and a radiator.

### Bedroom 3

7'6" x 5'10" approx (2.29m x 1.8m approx)  
Double glazed window to the front and a radiator.

## Bathroom

Obscure double glazed window to the rear, low flush w.c., wash hand basin, bath with shower over, ceiling spotlights and heated towel rail.

## Outside

To the front of the property there is a well presented garden which is laid to lawn and shrubs and hedges to the boundaries. A fence and gate leads to the side and rear gardens.

To the side there is a pebbled seating area and hedges to the boundary.

There is a detached garage, gated driveway and the rear garden is lawned with hedge and fence boundaries.

## Garage

With double doors to the front.

## 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 left hand side.  
8983CO

## Council Tax

Erewash Borough Council Band C

## Additional Information

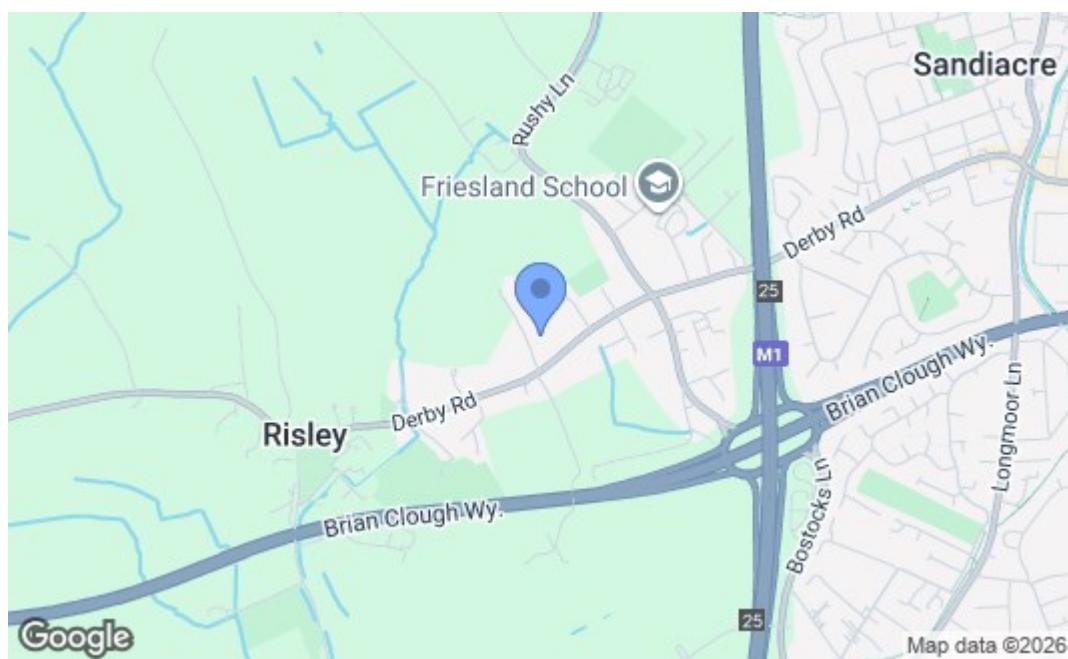
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 8mbps Superfast 44mbps  
Ultrafast 1800mbps  
Phone Signal – 02, Three, EE, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and should be taken as a guide only. Prospective purchasers should not rely on them as an accurate description of the property and must satisfy themselves by inspection or otherwise that they are correct. 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 condition or working order can be given.

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