

Robert Ellis

look no further...



Risley Lane,
Breaston, Derbyshire
DE72 3AU

£395,000 Freehold

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VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS IMMACULATELY PERIOD PROPERTY CENTRALLY LOCATED IN THE SOUGHT AFTER VILLAGE OF BREASTON.

This immaculately presented bay fronted period property offers a delightful blend of classic elegance and modern living. It is light and airy throughout and will appeal to a variety of buyers, especially if you're looking to move straight in and enjoy your new home. As you step inside, you are greeted by a spacious living room that flows seamlessly into a dining area, creating an inviting space perfect for both relaxation and entertaining. The extended modern kitchen boasts contemporary fittings and ample space for culinary creativity with views of the rear garden.

This residence features three generously sized double bedrooms, ensuring comfort and privacy for all family members or guests. The loft conversion is a standout feature, complete with an en suite shower room and a lovely Juliet balcony that overlooks the picturesque perks park, providing a serene retreat to unwind.

The landscaped rear garden is a true gem, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months. This property is not just a house; it is a home that combines period charm with modern conveniences, making it an ideal choice for families or professionals seeking a peaceful yet vibrant community.

There are schools for younger children, a number of local shops which are found in the centre of the village, three pubs, a Bistro restaurant, various coffee eateries, there are walks in the surrounding picturesque countryside, health care and sports facilities including several local golf courses and the transport links including J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads all of which provide access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Composite entrance door with obscure double glazed light panels within, vaulted ceiling, ceiling spotlights, obscure UPVC double glazed window to the side, radiator, wood effect laminate flooring, stairs to the first floor, wooden and glazed internal doors to the living room and dining area.

Living Room

11'10" plus bay x 12'10" into recess approx (3.63m plus bay x 3.93m into recess approx)

UPVC double glazed bay window to the front, coving, radiator, storage cupboard and shelves into chimney recesses, feature fireplace with Adam style surround, decorative tiles and tiled hearth, consumer unit.

Dining Area

11'10" x 12'10" approx (3.63m x 3.93m approx)

UPVC fixed glazed window to the side, French doors with light panel above to the rear, coving, continuation of the wood effect laminate flooring, radiator, inset log burner with feature Adam style surround and slate hearth, understairs storage cupboard with a light and power, open to:

Kitchen

6'9" x 16'8" approx (2.08m x 5.1m approx)

Two UPVC double glazed windows to the side, UPVC double glazed window to the rear, Shaker style wall, drawer and base units with wood effect laminate work surface over with tiled splashback, ceramic 1½ bowl sink and drainer with mixer tap, under cabinet lighting, integrated Neff double electric oven, integrated fridge freezer, integrated dishwasher, four ring gas burner with stainless steel extractor hood over, plumbing and space for a washing machine, ceiling spotlights, tiled floor, breakfast bar and radiator.

First Floor Landing

With doors to:

Bedroom 2

9'1" x 12'11" approx (2.77m x 3.95m approx)

UPVC double glazed window to the front, coving, radiator.

Bedroom 3

11'10" x 9'10" approx (3.61m x 3.00m approx)

UPVC double glazed window to the rear, coving, radiator, feature cast iron fireplace, storage cupboard housing the wall mounted Baxi combination boiler.

Bathroom

6'11" x 11'8" approx (2.11m x 3.56m approx)

Obscure UPVC double glazed window to the rear, ceiling spotlights, three piece white suite comprising of a bath with mains fed shower over having a rainwater shower head and hand held shower, tiled splashbacks, glass screen, low flush w.c., pedestal wash hand basin, tiled walls and floor, radiator, storage cupboard.

Second Floor Landing

Bedroom 1

12'7" x 17'10" approx (3.86m x 5.46m approx)

Ceiling spotlights, eaves storage cupboards with lights and rails, radiator, UPVC double glazed French doors opening onto the Juliette balcony providing views over the garden and park beyond. Door to:

En-Suite Wet Room

3'1" x 6'1" approx (0.95m x 1.86m approx)

Obscure UPVC double glazed window to the rear, ceiling spotlights, extractor fan, low flush w.c., floating sink with chrome mixer tap, mains fed shower having a rainwater shower head and hand held shower, tiled walls and floor, chrome heated towel rail.

Outside

108'3" approx (33 approx)

There is a block paved driveway providing off road parking, low level brick wall to the boundary, external light, well stocked borders with decorative slate chippings, wooden gate to the rear.

The large rear garden is landscaped and well presented with a paved patio seating area, raised beds with shrubs and plants, shaped lawn with raised beds having slate chippings, bushes, trees and shrubs, garden pond, paved pathway to an additional garden at the end which has a shaped lawn with well stocked borders having fruit trees, rose bushes and trees, seating area, timber storage shed and summerhouse, external lighting and outside tap. The garden is enclosed with wooden fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After passing the Bulls Head public house on the right turn immediate right into Risley Lane.

9355MH

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 57mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

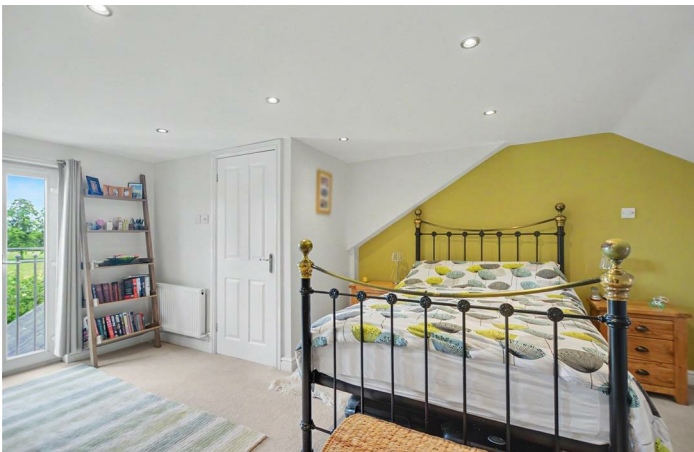
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	72
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.