



Risley Hall,
Risley, Derbyshire
DE72 3WN

£220,000 Leasehold



BEING SITUATED IN THE HEART OF THE RISLEY HALL DEVELOPMENT FOR 55'S AND OVER, THIS MEWS STYLE PROPERTY PROVIDES SPACIOUS THREE BEDROOM ACCOMMODATION ARRANGED ON TWO LEVELS.

Being part of the Risley Hall development, this three bedroom mews style property offers a lovely home which is positioned at the side of the development, accessed from a walkway at the front, or you can drive around to the rear where there is parking provided. The property has a spacious, light and airy feel with accommodation arranged on two levels and for the size of the property and the position on the development to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation by a new owner. Risley Hall is a development managed by Longhurst Housing Association with there being gardens and large open areas for residents to use and is well placed for easy access to excellent transport links with shops being found in the nearby village of Breaston and Sandiacre with further shopping facilities in Long Eaton and Pride Park.

The property has an attractive mews style appearance and is constructed of brick under a pitched tiled roof and the accommodation derives all the benefits from having gas central heating and double glazing. Being entered via the front door, the accommodation includes a spacious reception hallway which leads to the main lounge/sitting room which includes a dining area and has double glazed patio doors leading to the conservatory which is positioned to the rear. The kitchen is well fitted with wall and base units and has integrated appliances and there are two good size bedrooms and a bath/wet room on the ground floor. The stairs currently have a stair lift, which could be removed if preferred by a new owner, and this takes you to the landing on the first floor level which leads to the large main bedroom which has ranges of Sharpe fitted wardrobes to either side of the bed position and to a second wall and a large bathroom which has a three piece suite. Outside there is a seating area at the front and at the rear a slabbed patio area with low level fencing to the boundaries and a gate leads out to parking at the rear.

Although the property has a rural feel being situated in Risley, it is close to local shops provided by Breaston as well as those found in Long Eaton and Sandiacre and also at Pride Park which is a short trip down the A52, as well as walks within the grounds there are walks in the beautiful countryside which surround Risley and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with an outside light leading through a wood grain effect UPVC door with inset glazed panels to:

Reception Hall

The spacious reception hall has a radiator and a door leading into the main living room which includes a dining area and has a double built-in storage cupboard which houses the hot water storage tank.

Lounge/Sitting Room

17'6 x 11'4 approx (5.33m x 3.45m approx)

This main reception room includes a dining area and has double glazed patio doors leading to the conservatory at the rear, Adam style fireplace with an inset and hearth, two radiators, TV point and an arch leads to the stairs which has a stair lift and takes you to the first floor (the stair lift can be removed if this was preferred by a new owner).

Conservatory

10'8 x 7'6 approx (3.25m x 2.29m approx)

The conservatory is positioned at the rear of the property and it has double glazed double opening French doors leading out to a patio area at the rear, double glazed windows to the side and rear, polycarbonate vaulted roof and a radiator.

Kitchen

11'4 x 7'8 approx (3.45m x 2.34m approx)

The kitchen is positioned at the front of the property and it has cream style Shaker units with wood grain effect work surfaces and includes a 1 1/2 bowl sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, spaces for both an automatic washing machine and dishwasher, oven and drawers below, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, integrated fridge and freezer, double glazed leaded window to the front and a radiator.

Bedroom 2

13'3 x 11'3 approx (4.04m x 3.43m approx)

The main bedroom on the ground floor has a double glazed leaded window to the rear, two double built-in wardrobes and a radiator.

Bedroom 3

9'6 x 7'5 approx (2.90m x 2.26m approx)

Double glazed leaded window to the rear and a radiator.

Bathroom

The bathroom has been changed into a wet room and has a walk-in wet room area with a mains flow shower system, a pedestal wash hand basin and low flush w.c., the walls are fully tiled and there is tiled flooring, radiator, opaque double glazed leaded window and an X-pelair fan.

First Floor Landing

The stairs with the stair lift takes you to the landing which has a built-in airing/storage cupboard which houses the Valliant gas boiler and provides excellent storage space.

Bedroom 1

21'9 max x 11'4 approx (6.63m max x 3.45m approx)

The main bedroom has double glazed leaded windows to the front and rear, ranges of Sharp built-in wardrobes and drawer units to either side of the bed position with cupboards over and a matching range of two double wardrobes to a second wall and a radiator.

Bathroom

15'3 max to 11'8 x 7'4 approx (4.65m max to 3.56m x 2.24m approx)

The large bathroom has a white suite and includes a wood panelled bath has hand rails and a mixer tap/shower and a tiled splashback, pedestal wash hand basin with a tiled splashback and a low flush w.c., radiator, hatch to the loft and an X-pelair fan.

Outside

There is a seating area at the front of the property and a path leads down the left hand side to the rear.

At the rear of the property there is a slabbed patio area with fencing to the boundaries and a gate leads out to parking in an area at the rear. There are gardens and open spaces for residents to use and parking is provided at the rear of the property and in other areas around the development.

Directions

From junction 25 of the M1 motorway, head into Risley along Bostocks Lane and at the crossroads turn left onto Derby Road. Take the left hand turning at the main entrance into the Risley Hall development and upon approaching the Hotel bear right where the car park will be located. Walking through Maple Cottages turning left past the leisure centre, Primrose Cottages will be found as the courtyard on the right hand side.

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Council Tax

Erewash Borough Council Band D

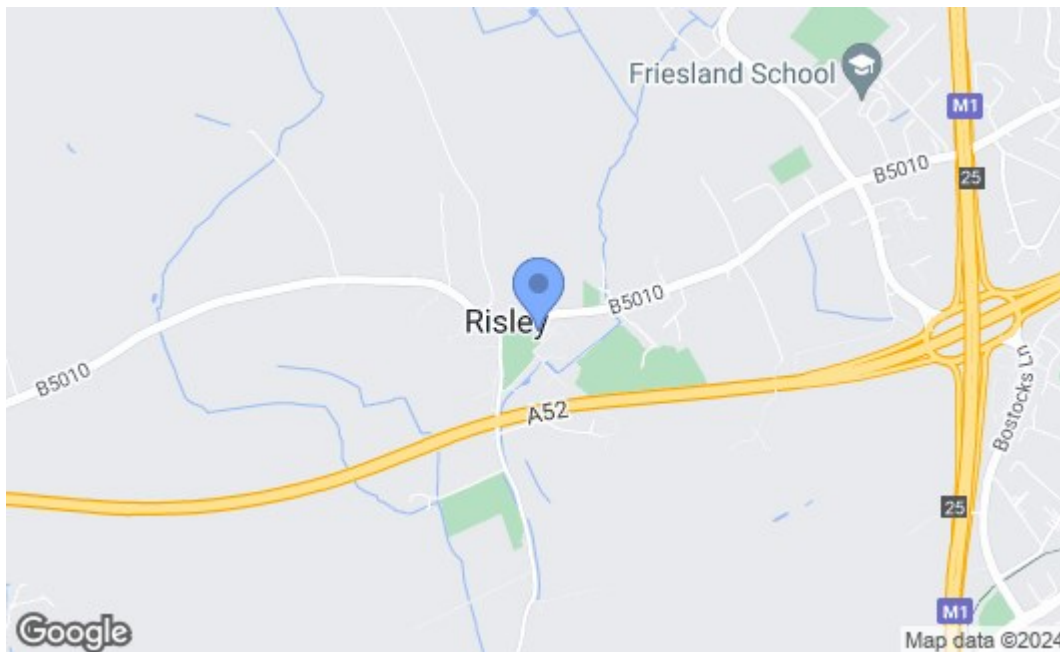
Agents Notes

The property is held leasehold with a 125 year lease which commenced 1st January 2000 with a payment of £125 pcm payable to Risley Property Management who manage the development.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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 (CO₂) 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	

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