Robert Ellis

look no further...







Derby Road,
Risley, Derbyshire
DE72 3SY

£425,000 Freehold



AN EXTENDED THREE BEDROOM DETACHED BUNGALOW, OFFERING THREE RECEPTION ROOMS, GORGEOUS ORIGINAL FEATURES AND GENEROUS FRONT AND REAR GARDENS, WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this extended detached bungalow, offering spacious and versatile accommodation with a wealth of original character and being sold with no onward chain. Situated in a sought after location, the property presents an excellent opportunity for purchasers looking to modernise and create a home tailored to their own tastes and requirements.

The accommodation includes three reception rooms, providing excellent flexibility for living, dining and entertaining. The extended layout offers generous space throughout, whilst the property retains attractive original features, adding character and charm and providing an opportunity to restore and enhance the home's existing appeal. There are three bedrooms, offering comfortable accommodation alongside the property's existing living space. The bungalow would benefit from a programme of modernisation, giving prospective purchasers the opportunity to update the accommodation and create a home suited to their individual needs. Externally, the property benefits from generous front and rear gardens, providing an excellent amount of outdoor space with plenty of potential for landscaping, gardening and entertaining. The size of the gardens further enhances the appeal of this detached home.

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 front door with stained glass windows to the front, original wooden flooring, dado rail, radiator, doors to living room, bedrooms, dining room and built-in storage cupboard.

Living room
11'10 x 16'6 into box bay approx (3.61m x 5.03m into box bay approx)
Bay window to the front, box bay window to the side, gas fire (not tested) in brick surround, parquet flooring, beams to the ceiling.

Bedroom 1
14'4 x 10'10 approx (4.37m x 3.30m approx)
Windows to the front and side, radiator, original parquet flooring.

Bedroom 2
14'1 x 11'1 approx (4.29m x 3.38m approx)
Window to the side, radiator, dado rail.

Dining Room
12'5 x 16'2 approx (3.78m x 4.93m approx)
Box bay window to the rear, dado rail, radiator, inset gas fire, serving hatch to the kitchen, wooden flooring and door to:

Bedroom 3
6'11 x 13'7 approx (2.11m x 4.14m approx)
Window to the rear.

Inner Hall
Providing access to the kitchen and bathroom.

Kitchen
13'6 x 9'11 approx (4.11m x 3.02m approx)
Window to the side, radiator, base units with work surface over, AGA with surround, stainless steel sink and drainer, space for a fridge freezer, radiator.

Bathroom
Panelled bath, low flush w.c., pedestal wash hand basin, tiled flooring, part tiled walls, window, extractor fan, radiator.

Pantry
Having a window to the rear.

Sitting Area
17'9 x 8' to 17'5 approx (5.41m x 2.44m to 5.31m approx)
Double glazed timber frame window and door to the rear, tiled floor, three skylights and door to the front.

Utility Room
9'8 x 8' approx (2.95m x 2.44m approx)
Belfast sink, door to the garage, tiled floor, space for a tumble dryer.

Shower Room
Double shower cubicle, low flush w.c., pedestal wash hand basin, Velux window, radiator, tiled floor.

Outside
There is off road parking to the front, lawned garden with conifer trees and shrubs to the boundaries, pathway to the front door.

The rear garden is laid mainly to lawn with mature trees, shrubs and bushes, a weeping willow and a patio area.

Garage
19'10 x 10' approx (6.05m x 3.05m approx)
Two windows to the side, wooden 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 as identified by our for sale board.
9425CO

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, 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



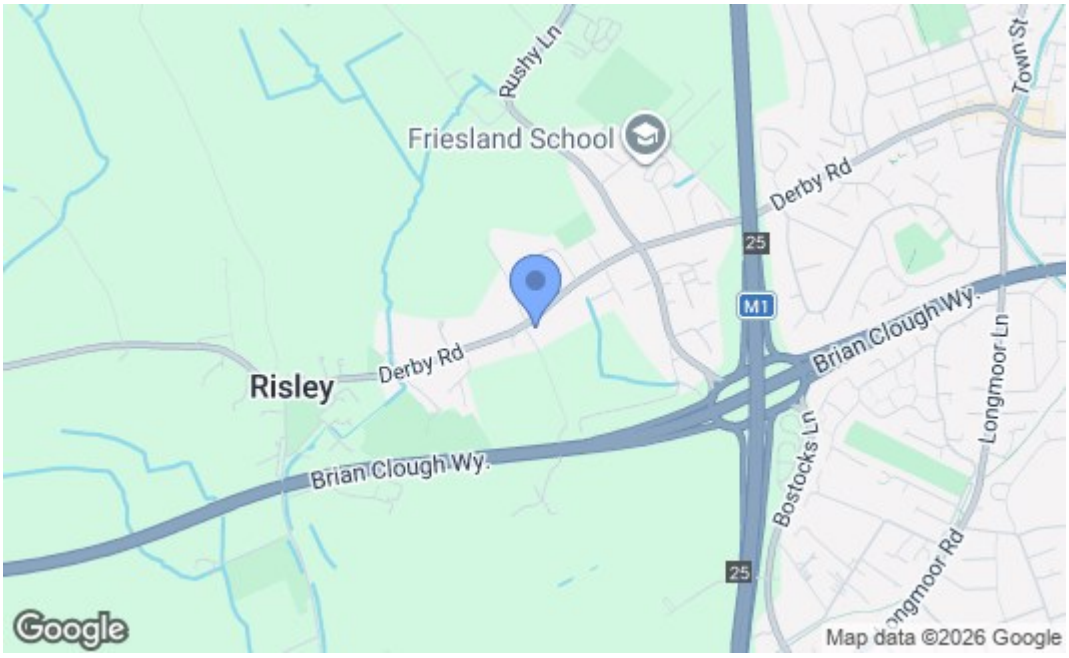


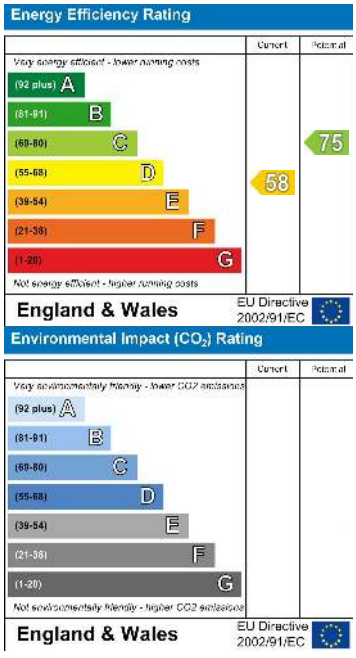












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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