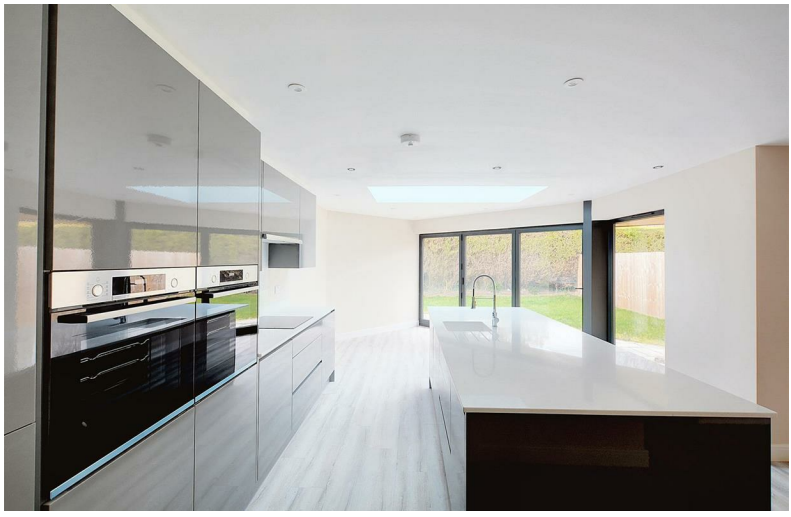
Robert Ellis

look no further. . .







Second Avenue
Risley, Derbyshire DE72 3SZ

Individually designed and constructed 3 storey 5 bedroom home.

Offers Over £590,000 Freehold



WE ARE DELIGHTED TO OFFER FOR SALE THIS NEARLY NEW INDIVIDUALLY DESIGNED AND BUILT THREE STOREY DETACHED HOUSE WITH FIVE BEDROOMS AND A STUDY OFFERING A FLOOR AREA OF 193 SQM

This property is one of a pair in an exclusive development situated on established residential cul-de-sac within the sought after Derbyshire Village of Risley. These stylish homes have been designed by Martin Tucker, a well known local architect who specialises in the creation of individual homes with a contemporary feel.

Thoughtfully designed to appeal to families and professionals with a great flexibility of space with two generous rooms on the second floor which offer an interesting space and can be used as double bedrooms, or as home offices, the rear in particular having a feature window with great views. Future proofed with CAT 5 network points to all rooms and modern technologies including illuminated bathroom mirrors with Bluetooth speakers.

Monocouche render and timber to the external elevations give a striking appearance and once you step inside the wow factor continues with your eye drawn to the impressive living family dining kitchen with an area of fitted units and high quality appliances, central island unit and marble work tops. An abundance of light is drawn in by a lantern roof window, French Doors and Bifold Doors opening to an overhang, great for Barbecuing in the British summer time.

This energy efficient home, COMPLETED IN 2024 is heated via a gas central heating system with underfloor heating to the ground floor. With contemporary aluminum double glazing throughout.
Further features include a dressing area and full bathroom suite to the master bedroom. Cloaks/WC and Utility room with connecting door to the generous single garage with remote roller door to the Front.

A bock paved drive provides parking for two and the rear gardens have patio and lawn and offer privacy.

Risley is a sought after Derbyshire village, nesting open countryside, yet far from being isolated sits between Nottingham and Derby and is well placed for easy access For the M1 and East Midlands Airport. There are good shopping facilities nearby and for families, good schooling with Primary and Secondary within walking distance.

A truly superb property which is ready to move in to and we cannot stress the importance enough to arrange viewing to fully appreciate the accommodation on offer.





Porch
Open porch with outside recessed light leading through a stylish solid wooded front door with an inset double glazed panel and brushed stainless steel fittings to:

Reception Hall
Karndean style flooring which extends through into the living/dining kitchen and this has under floor heating, recessed lighting to the ceiling, stairs with feature oak balustrade and spindles leading to the first floor and there are oak panelled doors leading to the lounge, ground floor w.c. and living/dining kitchen.

Ground Floor w.c.
Having a white low flush w.c. with a concealed cistern and a hand basin with mixer tap set on a marble surface which extends to two walls and has cupboards and houses the cistern for the w.c., Karndean style flooring with under floor heating and an X-pelair fan.

Lounge/Sitting Room
13'5 x 9'8 approx (4.09m x 2.95m approx)
The lounge is positioned at the front of the property and has a box bay double glazed window to the front and carpeted flooring with under floor heating.

Dining/Living Kitchen
24'10 reducing to 10'6 x 25'4 reducing to 13'6 app (7.57m reducing to 3.20m x 7.72m reducing to 4.11m)
The kitchen is exclusively fitted with dark blue handle-less soft closing units and marble work surfaces and includes a sink with a mixer/spray tap set in the central island which also has seating at one end for four people and has a Bosch dishwasher, cupboards, drawers and a recycling pull out bin below, four ring Neff induction hob set in a marble work surface with cupboard and pan drawers below, double Bosch oven with cupboards above and below, integrated upright fridge and upright freezer, matching eye level wall cupboards and an air extractor with lighting over the cooking area. There is a three system bi-folding door leading out to the private rear garden, full height double glazed window to the side and a lantern window to the roof over the dining area. Double glazed French doors leading out to the rear garden from the sitting area, aerial point and power point for a wall mounted TV, Karndean style flooring extending across the whole of the dining/living kitchen area with under floor heating, an oak panelled door leading to the understairs storage cupboard which has power points and lighting and there is recessed lighting to the ceiling across the whole of this open plan living space.

Utility Room
10'2 x 5'9 approx (3.10m x 1.75m approx)
The utility room has light grey handle-less soft closing units with granite work surfaces and includes a sink with a mixer/spray tap set in a work surface with cupboard and space for both an automatic washing machine and tumble dryer below, second granite work surface with a range of cupboards beneath and matching eye level wall cupboards above, opaque double glazed window to the side, Karndean style flooring with under floor heating, recessed light to the ceiling and an oak panelled door leading into the integral garage.

First Floor Landing
The feature balustrade continues from the stairs onto the landing and to the second floor, double airing/storage cupboard housing the hot water tank, carpeted flooring, recessed lighting to the ceiling and oak panelled doors to:

Bedroom 1
13'7 x 13' reducing to 9'6 approx (4.14m x 3.96m reducing to 2.90m approx)
Double glazed window overlooking the rear garden, radiator, carpeted flooring, TV aerial point and recessed lighting to the ceiling.

Dressing Area
9'7 x 6'8 approx (2.92m x 2.03m approx)
Between the bedroom and en-suite bathroom there is a dressing area which has spaces for wardrobes and wall mounted power points.

En-Suite Bathroom
7'5 x 6'2 approx (2.26m x 1.88m approx)
The en-suite to the main bedroom has a panelled bath with mixer taps and a mains flow shower over with a rainwater shower head and hand held shower and a protective glazed screen, low flush w.c. and hand basin with a mixer tap and a drawer beneath, half tiled walls, mirror with lighting and an electric shaver point to the wall by the sink area, chrome heated ladder towel radiator, opaque double glazed window and recessed lighting to the ceiling.

Bedroom 2
11'8 x 11'2 approx (3.56m x 3.40m approx)
Double glazed window overlooking the rear garden, radiator, recess for fitted wardrobes, carpeted flooring, TV aerial point and recessed lighting to the ceiling.

Bedroom 3
15'3 x 7'6 approx (4.65m x 2.29m approx)
Double glazed window to the front, radiator, carpeted flooring, TV aerial point and recessed lighting to the ceiling.

Bedroom 4
9'6 x 6'2 approx (2.90m x 1.88m approx)
Double glazed window to the front, TV aerial point, recessed lighting to the ceiling, radiator and carpeted flooring.

Bathroom
The main bathroom has a contemporary white suite including a panelled bath with mixer tap/shower, separate shower with a mains flow shower system including a rainwater shower head and hand held shower with tiling to two walls and a sliding glazed door and protective screens, low flush w.c. and hand basin with mixer tap and drawer below, walls half tiled, chrome heated ladder towel radiator, recessed lights to the ceiling and an extractor fan and a mirror with light and electric shaver point to the wall by the sink position.

Second Floor Landing
The balustrade continues from the stairs to the second floor landing, opaque double glazed window on the half landing and oak doors to:

Home Office
21'4 x 16'6 max approx (6.50m x 5.03m max approx)
Feature full height triangular window to the rear, Velux window to the ceiling and radiator.

Bedroom 5
21'9 x 19'8 max approx (6.63m x 5.99m max approx)
Feature window to the front, vaulted ceiling, access to roof space and radiator.

Outside
There is a driveway and car standing area at the front with a small open plan garden laid to lawn. Gated pedestrian access at the side leads to the rear. The rear garden is landscaped with a patio leading onto a lawned garden which is kept private by fencing and screening to the boundaries. There is an outside water supply and lighting provided.

Garage
20' x 9'9 approx (6.10m x 2.97m approx)
The garages have an electrically operated roller door to the front, personal door to the side and an internal door into the utility room, there will be power points and lighting, a communications unit for the data cabling and valves for the under floor heating will be within the garage.

Directions
The property is best approached by leaving the Junction 25 traffic island heading towards the Sandiacre Risely traffic lights, turning left onto Derby Road. Turn Second Right into the Second Avenue cul de sac and the property will be found as identified by our sign board.
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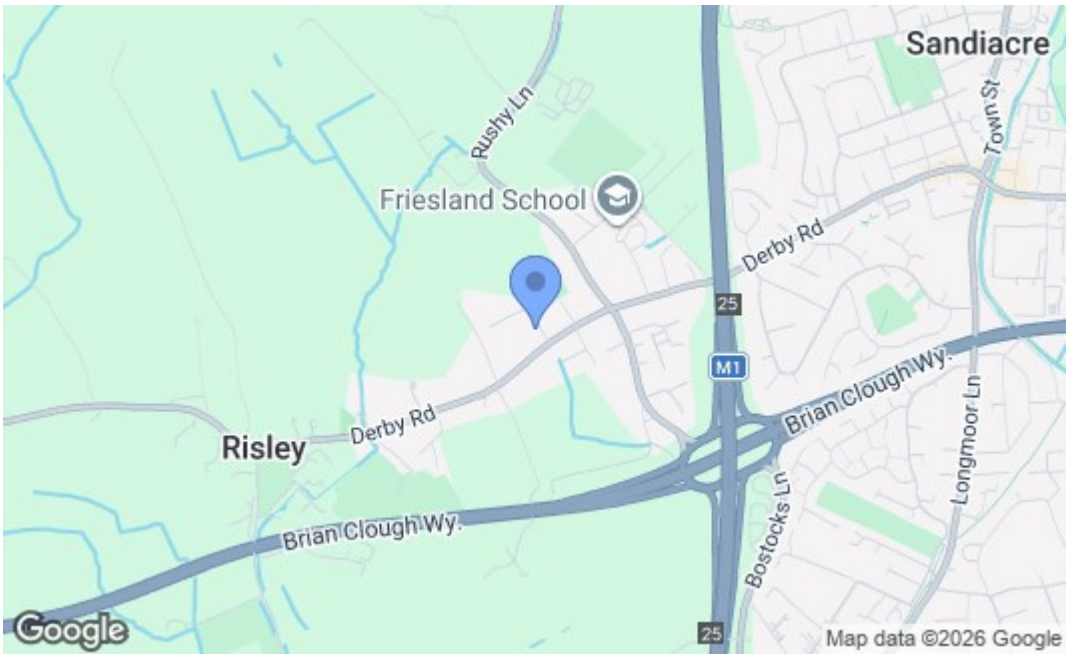


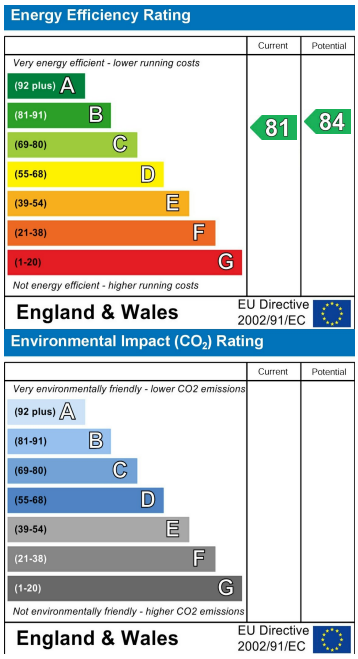












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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