Robert Ellis

look no further...

Risley Hall,
Risley, Derbyshire
DE72 3WP

£252,500 Leasehold

BEING SITUATED AT THE HEAD OF A CUL-DE-SAC WITHIN THIS RETIREMENT VILLAGE, THIS IS A HIGHLY APPOINTED MEWS STYLE PROPERTY WHICH PROVIDES FLEXIBLE BEDROOM AND LIVING ACCOMMODATION.

The property is situated within the Risley Hall retirement village and provides a lovely and highly appointed accommodation which is arranged on two levels. The property has two first floor bedrooms, but could have a further bedroom to the ground floor, if this was preferred by a new owner. For the size and layout of the accommodation and privacy of the garden areas at the rear to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. Risley Hall is well placed for easy access to the amenities and facilities provided by Sandiacre, Breaston and Borrowash with further shopping facilities being found at nearby Long Eaton and at Pride Park, all of which have helped to make this a lovely rural setting which is within easy reach of many amenities and facilities.

The property stands at the head of a cul-de-sac and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives all the benefits of having gas central heating and double glazing and being entered through a stylish composite door includes a reception hall with a ground floor w.c./cloakroom off, a large lounge with French doors leading out to the private rear garden, there is a separate dining room, which could alternatively be a ground floor double bedrooms, a study, the exclusively fitted kitchen which has extensive ranges of wall and base units and integrated appliances and there are French doors from the kitchen leading into the conservatory which in turn connects to the private garden at the rear. To the first floor the landing leads to the two double first floor bedrooms which both have doors leading into the large bathroom which has a separate shower and a bath. Outside there is an easily managed garden area at the front, a private patio garden to the rear with there being a well stocked sloping border overlooking the rear garden. There is also a further communal seating area to the side of the property where there is also a covered storage facility.

As previously mentioned the property is within easy reach of local shops provided by Sandiacre which includes a Co-op and Lidl, Long Eaton where there is an Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets and at Pride Park where there is a Sainsbury's and Costco, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
At the front of the property there is an open porch with there being an enclosed bin and garden tool storage area and from the porch there is a stylish composite front door with two inset opaque glazed leaded panels leading to:

Reception Hall
Radiator with a shelf over, cloaks/storage cupboard beneath the stairs and there is an airing/storage cupboard which houses the large hot water tank, Karndean style flooring and a wall mounted electric consumer unit.

Study/Bedroom
Positioned at the front of the property and having a leaded double glazed window to the front and a radiator.

Dining Room/Bedroom
This large room could be used as either a separate dining room or ground floor bedroom and has a double glazed leaded window to the front and a radiator.

Ground Floor w.c.
This was originally the ground floor bathroom but has been changed into a cloaks/w.c. with it now having a low flush w.c. with a concealed cistern, hand basin with mixer tap and two drawers under with a double mirror fronted cupboard with ambient lighting above, electric shaver point, recessed lighting to the ceiling, radiator and an extractor fan.

Lounge/Sitting Room
The main lounge is positioned towards the rear of the property and this has double glazed French doors with double glazed full height windows to either side leading out to the rear garden, a feature electric log flame effect wall mounted fire, cornice to the wall and ceiling, two radiators with shelves over, stairs to the first floor and a Georgian glazed door into:

Kitchen
10'3 x 10'3 approx (3.12m x 3.12m approx)
The kitchen is exclusively fitted with Shaker style units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, space for an automatic washing machine and wide drawers beneath, double Neff oven with cupboards above and below, housing for an upright fridge/freezer with a cupboard over, matching eye level wall cupboards and display cabinets with the cabinets having glazed shelving and lighting and there is lighting beneath all the wall units, Karndean style flooring, double glazed, double opening French doors with matching windows to either side leading into the conservatory.

Conservatory
10'8 x 7'5 approx (3.25m x 2.26m approx)
The conservatory provides a lovely area to sit and has double opening French doors with fitted blinds leading out to the private garden at the rear, there are double glazed windows with fitted blinds to the side and rear, a polycarbonate roof, radiator and Karndean style flooring.

First Floor Landing
There is a large built-in airing/storage cupboard on the landing and doors lead to:

Bedroom 1
15'2 x 11' approx (4.62m x 3.35m approx)
Double glazed leaded window to the front, radiator and a walk-in wardrobe/storage cupboard.

Bedroom 2
13'5 to 9' x 11'5 approx (4.09m to 2.74m x 3.48m approx)
Double glazed window to the rear and a radiator.

Bathroom
The bathroom has doors from both bedrooms and has a white suite including a tiled panelled bath with a mixer tap/shower, walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to two walls and a protective glazed screen with a wall mounted corner shower cabinet, low flush w.c. with a concealed cistern, hand basin with a mixer tap and two drawers below and a mirror and glazed shelf to the wall above, circular mirror to a second wall, Velux window, electric shaver point, Karndean style flooring, ladder radiator, access points to roof storage space and loft and an extractor fan.

Outside
At the front of the property there is a path leading to the front door and across the front of the property and there is access to the right hand side to the paved area, there are two lawned areas in front of the property and at the rear there is a slabbed patio area with picket fencing and a gate leading to a pebbled pathway which extends along the rear of the properties at the head of Yew Tree Cottages. There is an established planted sloping border which provides a lovely backdrop to the property we are selling, which is well stocked with a whole range of perennial plants and to the right hand side there is a large slabbed seating area with a pebbled section, a covered storage area for the property and there is solar lighting to the gable wall.

Directions
Proceed in the direction of Risley from the M1 J25 roundabout. Continue toward Risley and turn left onto Derby Road, passing through the village and Risley Hall can be found as a turning on the left. Proceed into the development bearing right at the car park and continue along to the head of the hill where Yew Tree Cottage can be found in front of you.
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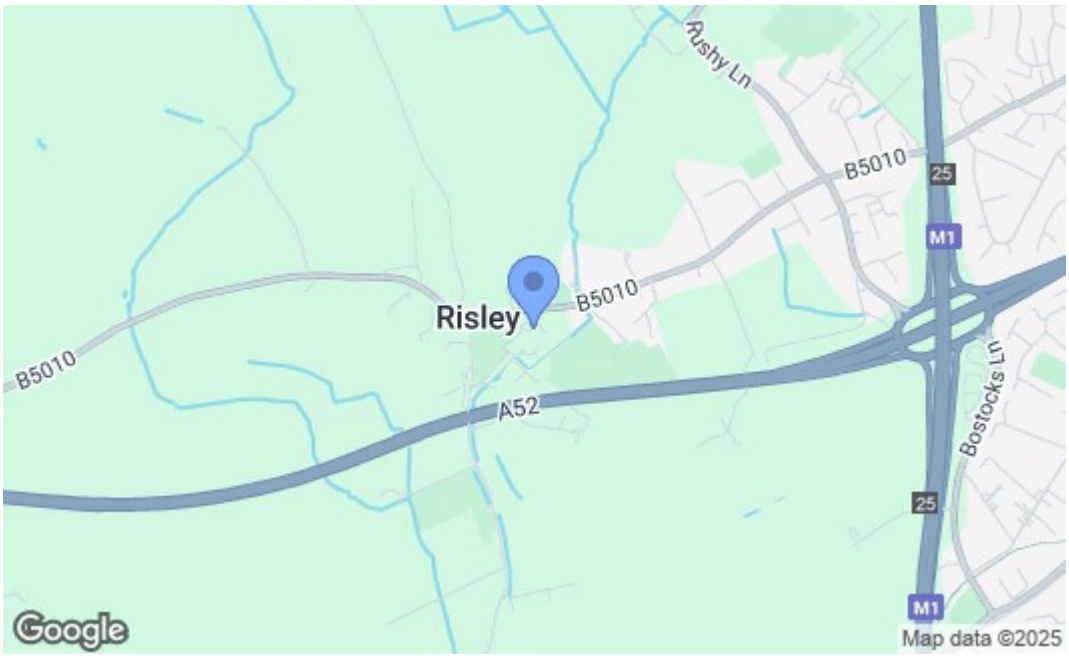
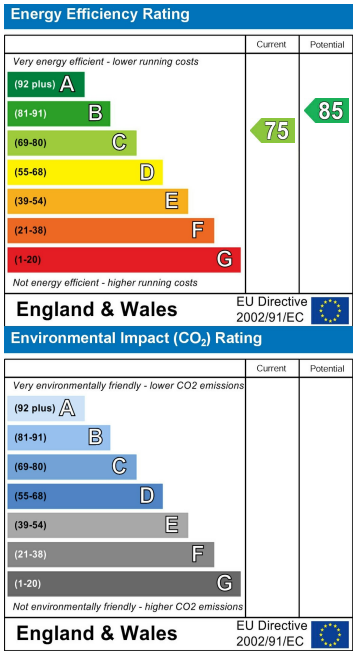
Agents Notes
The property is leasehold with a 125 year lease which commenced 1st January 2000.

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
Broadband Speed - Standard 5mpbs Superfast 80mbps
Phone Signal – 02, Sky
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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