Robert Ellis

look no further...

Risley Lane,
Breaston, Derbyshire
DE72 3AU

£395,000 Freehold

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BEING SITUATED ON THE EDGE OF THIS AWARD WINNING VILLAGE THIS DETACHED HOME PROVIDES THREE OR POSSIBLY FOUR BEDROOM ACCOMMODATION WHICH IS READY FOR IMMEDIATE OCCUPATION.

Being located on Risley Lane this gable fronted detached property is an ideal family home which provides the opportunity for a new owner to stamp their own mark on their next property. Being sold with the benefit of no upward chain the property has been extended to the rear since being originally built which provides an additional sitting room or a further bedroom and for all that is included in this detached property to be appreciated we recommend interested parties do take a full inspection which will enable them to see the size and layout of the property and the privacy of the sunny rear garden for themselves. The property is also within easy reach of the local amenities and facilities provided by Breaston which includes schools for younger children, various shops, local pubs including The Navigation which is located only a short distance along Risley Lane and excellent transport links all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive fascia brick to the external elevations under a pitched tiled roof to the main property and the well proportioned accommodation derives the benefits of gas central heating and double glazing. Being entered through the front door into a spacious hallway there is a ground floor W.C, a lounge/sitting room, separate dining room, rear hallway and a further reception which could alternatively be a further bedroom. There is also the kitchen with a pantry off and to the first floor there are the three bedrooms and bathroom which has a three piece coloured suite. Outside there is a garden to the front and a drive running down the left hand side of the property to a detached garage which is positioned to the rear. The rear garden is an important feature of this lovely home and is mainly lawned with established beds and screening to the boundaries.

As previously mentioned Breaston village has schools for younger children, a number of local shops which are found in the center 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 junction 25 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
Open porch with a composite front door having an inset leaded glazed panel and an opaque double glazed leaded side panel leading to:

Reception Hall
Stairs leading to the first floor, radiator, double glazed window to the side and a double cloaks cupboard with cupboards over.

Ground Floor w.c.
Having a white low flush w.c., opaque double glazed window and a wall mounted mirror.

Lounge/Sitting Room
15'5 x 10'9 approx (4.70m x 3.28m approx)
This main reception room has a double glazed window to the front, open fireplace with a stone surround, wooden mantle, Cornish slate heath and a wooden top plinth to the side, radiator and cornice to the wall and ceiling.

Dining Room
9'5 x 9' approx (2.87m x 2.74m approx)
Double glazed window to the rear, radiator, cornice to the wall and ceiling and door to:

Rear Hall
The rear hall is part of an extension to the original house and from this area there is a UPVC door with double glazed windows to either side leading out to the rear garden, radiator, wall light, cornice to the wall and ceiling and door to:

Sitting Room/Bedroom
9'10 x 9' approx (3.00m x 2.74m approx)
This large room can be used as a sitting room, study or as a fourth bedroom and it has double glazed windows to the rear and side, cornice to the wall and ceiling, radiator and two wall lights.

Kitchen

Bedroom 1
11' x 10'9 approx (3.35m x 3.28m approx)
Double glazed window to the front, radiator and a double built-in wardrobe with cupboards over.

First Floor Landing
The balustrade is continued from the stairs onto the landing, opaque double glazed window to the side, large shelved storage cupboard and a radiator.

Bedroom 2
11'2 x 10'9 approx (3.40m x 3.28m approx)
Double glazed window to the rear, radiator, double built-in wardrobe with cupboards over and a radiator.

Bedroom 3
7'8 x 7'5 approx (2.34m x 2.26m approx)
Double glazed window to the front, hatch to loft and radiator.

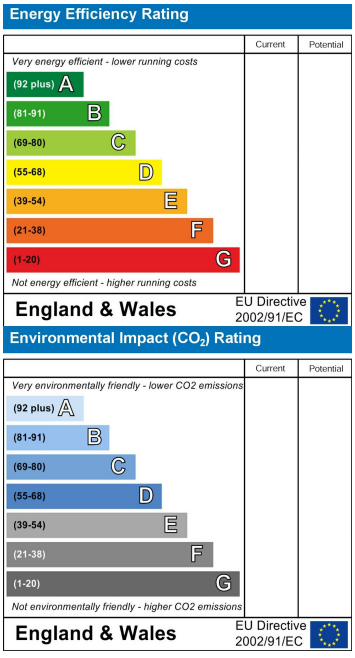
Bathroom
The bathroom has a coloured suite including a panelled bath with mixer tap/shower and chrome hand rails, low flush w.c. and a pedestal wash hand basin, tiling to the walls by the bath, sink and w.c. areas, opaque double glazed window, mirror to the wall by the sink position, a double mirror fronted wall cabinet and a radiator.

Outside
At the front of the house there is a lawn with established beds to the sides and a wall to the front boundary with double wrought iron gates leading onto the drive which runs down the left hand side of the house to the garage which is positioned at the rear.

There is a concrete area to the immediate rear of the house with a path running along the side of the garage to a concrete sectional shed which is positioned behind the garage, there is a lawn with established beds to the sides and the garden is kept private by having fencing to the side boundaries and hedging to the rear. An outside water supply is provided.

Garage
The brick built garage is positioned to the rear of the house and has double opening doors to the front and a window to the side. At the rear of the garage there is a brick store.

Directions
6887AMMP



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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