Robert Ellis

look no further...

Risley Hall,
Risley, Derbyshire
DE72 3WJ

Price Guide £290-300,000

Leasehold

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A UNIQUE TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer for sale a unique bungalow which must be viewed internally to fully appreciate the size of the accommodation on offer as its very deceiving from the outside. The property boasts character throughout with modern fitments, in particular the lounge which has high ceilings with beams and solid wood double glazed windows throughout and cottage style internal doors. The master bedroom also benefits from a large en-suite shower room with ample storage space. The property is situated in the heart of the retirement village which has lots of open parkland space to the front and is being sold with the benefit of no upward chain and we strongly recommend all interested parties do take a full inspection so they are able to see the size of the accommodation for themselves and get a feel of the lovely grounds that surround the properties within the development.

Jasmine Cottage has an attractive appearance and offers well proportioned accommodation which derives the benefit of gas central heating and double glazing. The property has two entrances, the main one at the front into the entrance hall which leads into a large lounge/sitting room where there is a door into the breakfast kitchen and there is a door into this room from the entrance hall, the kitchen has ample storage space and fitted appliances. To the left hand side of the entrance hall leads to the two double bedrooms, both being fitted with a range of wardrobes and cupboards and off the master bedroom there is a large en-suite offering lots of storage, there is also a separate shower room. There is access around the whole of the property with there being a walled garden to the front and side leading to the rear and providing a lovely spot to sit and enjoy outside living.

The Risley Hall retirement complex is within easy reach of many local towns and villages where there are local shops, larger shops including a Tesco and Asda superstores in Long Eaton with a Sainsbury's on Pride Park, there are health care and sports facilities which include several local golf courses, walks in the grounds and picturesque surrounding countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Front entrance door, two radiators, telephone point, two double glazed windows to the rear and door to:

Lounge/Dining Room
27'9 x 10' approx (8.46m x 3.05m approx)
Having high ceilings with beams, three radiators, three double glazed windows, access to a large loft, traditional cottage door to the kitchen, TV point, gas fire with brick surround and hearth.

Kitchen
26'7 x 5'37 approx (8.10m x 1.52m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl ceramic sink and drainer with mixer tap, tiled walls and splashbacks, gas central heating boiler, plumbing for automatic washing machine, radiator, two double glazed windows to the rear, integrated oven, electric hob and extractor hood over, integrated fridge and separate freezer, integrate dishwasher, wall units with glass cupboards, spotlights and TV point.

Bedroom 1
11'38 x 10'44 approx (3.35m x 3.05m approx)
Double glazed window to the front, radiator, built-in wardrobes, drawers and dressing table, spotlights and door to:

En-Suite
Built-in storage cupboards, walk-in shower cubicle with sliding glass door having shower from the mains, vanity unit with sink and w.c. and cupboards, fully tiled walls and splashbacks, heated towel rail, spotlights and double glazed window to the front.

Bedroom 2
11'16 x 10'42 approx (3.35m x 3.05m approx)
Built-in wardrobes, radiator, built-in drawers and dressing table, double glazed window to the front and spotlights.

Shower Room
Walk-in shower cubicle with shower from the mains, wash hand basin, low flush w.c., tiled walls and splashbacks, wall heater, tiled floor, chrome heated towel rail, double glazed window to the rear and spotlighs.

Outside
There is access all around the bungalow, to the front where there is a door to the entrance hall, there is a walled boundary with borders full of mature shrubs and to the side there is an entrance door to the kitchen there are two patio areas, perfect for seating which leads round the back of the bungalow where there is a fenced boundary leading to the garden shed. The dwelling is next to the canal running alongside the bungalow which has fenced boundaries with pebble borders and mature shrubs.

Directions
Risley is best approached by leaving the M1 J25 proceeding north along Bostocks Lane to the Derby Road traffic lights. Turn left into the village of Risley and Risley Hall can be found on the left hand side some 1/3 mile from the junction.
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Agents Notes
The property is held leasehold with a 125 year lease which commenced 1 January 2000. there is a monthly charge of £125 which covers the buildings insurance, maintenance of gardens and external window cleaning which is managed by Longhurst Housing Association.

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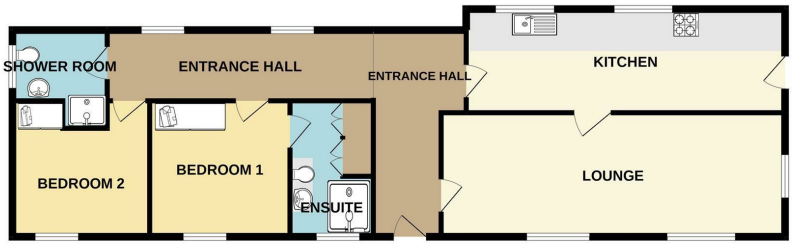
GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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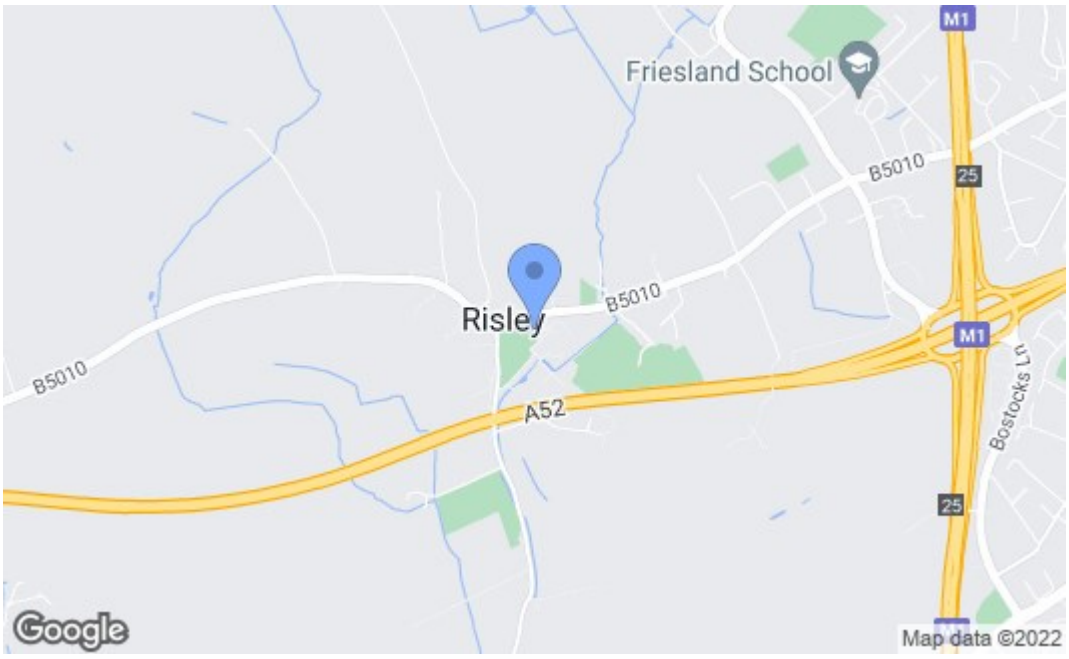

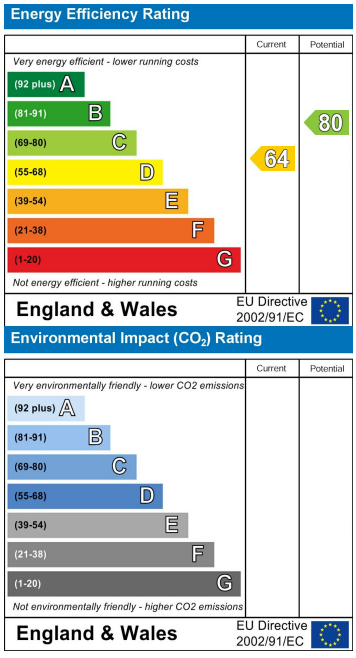

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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