

Derby Road  
Risley, Derby DE72 3SY

A THREE BEDROOM DETACHED COTTAGE.

**Offers Over £450,000 Freehold**



A rare and exciting opportunity has arisen to purchase this individual three bedroom detached cottage sat in an overall plot of approximately 0.65acre.

Tucked away from the hustle and bustle of everyday life, the property is located at the end of an unadopted lane on the outskirts of the small Derbyshire village of Risley. Far from being isolated, the property is a few minutes drive to the A52 for Nottingham, Derby and Junction 25 of the M1 motorway. There are local amenities, services and supermarkets in the nearby towns of Sandiacre, Stapleford and Long Eaton.

The property comes to the market for the first time since 1979 and is in a very much habitable condition. However, some updating and modernisation is now required. The property benefits from double glazing and has a coal fired central heating system. The accommodation includes two reception rooms, kitchen, cloaks/WC and conservatory. The first floor accommodation comprises three bedrooms and a surprisingly large family bathroom.

The property is sited in such a way that the front elevation enjoys views over the grounds and a fantastic South facing vista into the distance.

There is ample parking, a modern constructed detached double garage and covered terracing and patios surround the front elevation. Beyond this is an orchard-style garden.

Nestled in Green Belt surrounded by open countryside, this unique property offers fabulous potential for a variety of buyers to make into a great long term home.



## ENTRANCE PORCH

Single glazed front entrance door, double glazed window. Door to lobby.

## HALLWAY

With stairs to the first floor. Doors to dining room and living room.

## DINING ROOM

11'10" x 11'10" (3.63 x 3.63)

Chimney breast with inset cast iron coal fire, double glazed window to the front.

## LIVING ROOM

22'3" reducing to 11'10" x 6'4" increasing to 12'3" (6.8 reducing to 3.63 x 1.95 increasing to 3.75)

Inset cast iron coal fire and back boiler (for central heating and hot water), double glazed window to the side. Door to rear hallway. French doors leading to garden room.

## CONSERVATORY

15'9" x 10'11" (4.82 x 3.33)

Sealed unit double glazed windows. French doors leading to the garden.

## LOBBY

Doors to kitchen and cloaks/WC, as well as door to the rear.

## CLOAKS/WC

Two piece suite comprising wash hand basin, low flush WC.

## KITCHEN

16'4" x 8'4" (4.98 x 2.55)

A range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob. Walk-in understairs store cupboard, radiator, double glazed windows to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'9" x 11'5" (3.60 x 3.50)

Fitted wardrobes, radiator, double glazed window to the front with far reaching views.

## BEDROOM TWO

11'9" x 11'0" (3.6 x 3.37)

Radiator, double glazed window to the front with far reaching views.

## BEDROOM THREE

16'4" x 8'6" (5 x 2.6)

Radiator, double glazed window to the side.

## BATHROOM

9'6" x 12'9" (2.91 x 3.91)

Five piece suite comprising wash hand basin, low flush WC, bidet, bath and shower cubicle. Built-in airing cupboard with hot water cylinder. Double glazed window.

## OUTSIDE

The property is approached on an unadopted farm lane where a gate opens to a rear courtyard which provides off-street parking and access to the garage. There is access to all sides of the property. There is a purpose-built and sizable covered veranda to one side of the property finished in block paving and there are terraced enclosed patio areas surrounding the front elevation which enjoy views over the remainder of the plot and far into the distance. Beyond the formal gardens, approx. half an acre with trees and meadow grass. There is a greenhouse and sheds within the plot. Adjacent to the property is an older constructed timber and asbestos garage which is also on the title.

## AGENTS NOTE

Electricity and mains water is supplied to the property. However, there is no gas connection and the property is not connected to mains drains, there is a septic tank.

We believe the property sits in Green Belt and as such whilst it may be possible to extend the property, there are certain constraints and we recommend any intending purchaser should make their own enquiries with the Local Authority before proceeding to purchase.

## GARAGE

22'1" x 16'8" (6.75 x 5.10)

Modern brick constructed with pitched tiled roof, light and power, up and over door.

## WORKSHOP

16'7" x 6'11" (5.07 x 2.11)

Useful space, ideal as a workshop or laundry with stainless steel sink unit with hot and cold water, light and power.

## SUN ROOM

6'6" x 4'11" (2 x 1.5)

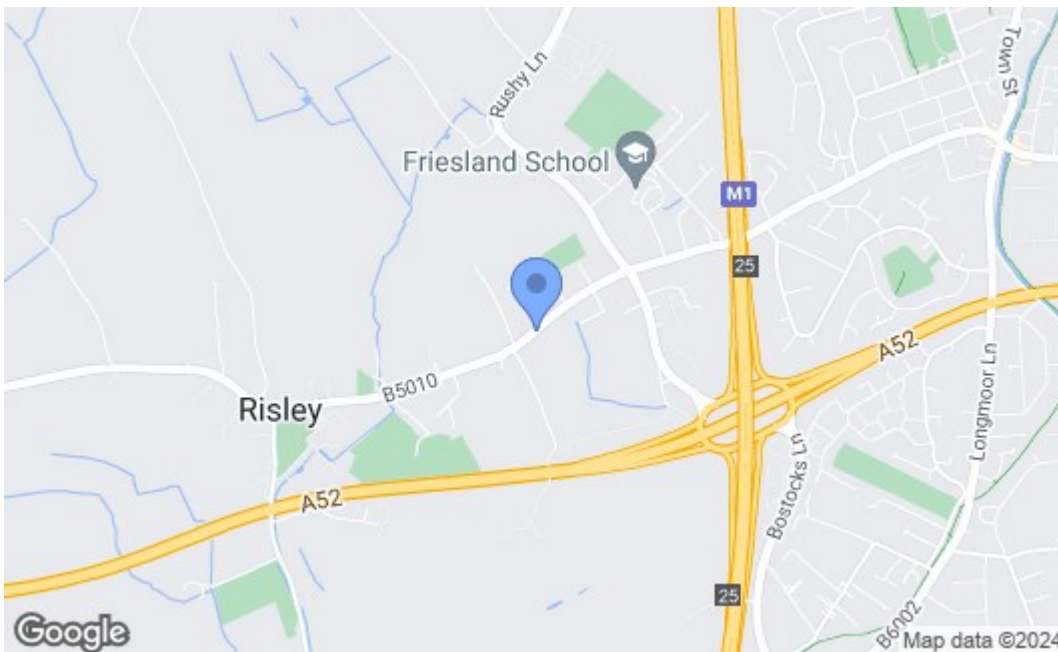
To the far side of the property there is an attached small garden room with external access only.

## DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic lights, turn left onto Derby Road Risley. Follow the road along and after about a quarter of a mile, look for and turn left onto the Bridleway, signposted Public Bridleway and Footpath, also identified by the Risley Sadler sign between 69 and 71a Derby Road. Follow the lane over the A52 and continue to its end where the property can be found.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.