Robert Ellis

look no further. . .

Derby Road
Risley, Derbyshire DE72 3SY

A SUBSTANTIAL UP TO FIVE BEDROOM DOUBLE FRONTED DETACHED BUNGALOW WITH ITS OWN INDEPENDANTLY ACCESSED SELF CONTAINED ONE BEDROOM ANNEX.

£795,000 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS UP TO FIVE BEDROOM DOUBLE FRONTED TOTALLY RENOVATED AND REFURBISHED DORMER PROPERTY WITH THE MAJOR BENEFIT OF HAVING ITS OWN, INDEPENDANTLY ACCESSED SELF CONTAINED ONE BEDROOM ANNEX WITH ITS OWN FRONT DOOR, HALL, KITCHEN, LIVING ROOM, GARDEN PORCH AND BATHROOM FACILITIES.

In total, the accommodation of both the property and the annex comprises a central entrance hallway, two ground floor double bedrooms, living room, dining room, kitchen, bathroom and utility room to the ground floor. The first floor then offers two substantially sized bedrooms (both with their own en-suite bathroom facilities). The annex, accessed separately from the main dwelling, comprises an entrance hall, living room, kitchen, bedroom and bathroom.

Benefits to the property include a full scheme of recent renovations including cedar cladding, extensions and landscaping. Whilst other benefits include hot and cold air conditioning system, gas central heating, double glazing, ample parking, detached garage and a total plot which stretches approximately one third of an acre in total.

The property is situated down a private road giving access to four properties, whilst being conveniently located within easy reach of the excellent nearby amenities and services found within the local towns of Stapleford and Long Eaton. There are also good direct transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is easy access to countryside which is on the doorstep, local walks, as well as a variety of nearby schooling for all ages in Risley, Sandiacre and Long Eaton.

The property would suit a variety of different buying types. However, with the benefit of the annex, there is also the option of having extended family living on the doorstep or for that of a teenager or dependent relative.

We would highly recommend an internal viewing to fully appreciate the renovation works and size of property and plot overall.

RECEPTION HALLWAY
18'3" x 10'0" (5.57 x 3.07)
Composite double glazed front entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with feature glass balustrade, vertical radiator, spotlights, wooden flooring, Nest central heating thermostat and doors to all ground floor internal rooms.

BEDROOM THREE
14'2" x 11'10" (4.33 x 3.61)
Double glazed window to the front, radiator, wooden flooring, coving and fitted wardrobe.

BEDROOM FOUR
13'10" x 10'11" (4.23 x 3.33)
Double glazed window to the front, wooden flooring, radiator and coving.

GROUND FLOOR BATHROOM
9'10" x 7'3" (3.02 x 2.22)
Incorporating a modern white three piece suite with shaped shower cubicle with dual attachment mains ran shower, wash hand basin with central waterfall style mixer tap and storage drawers/cupboards beneath, and hidden cistern push flush WC. Double glazed window to the side with fitted blinds, wall tiling, tiled floor, spotlights and wall hung towel radiator.

KITCHEN
20'6" x 12'6" (6.26 x 3.83)
The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge butcher's block style work surfaces incorporating single sink and swan-neck mixer tap, fitted counter level five ring Neff gas hob, integrated eye level matching Neff oven and grill appliances, kickboard heater, integrated dishwasher, space for American style fridge/freezer, central breakfast bar island with contrasting work surfacing and space for up to three barstools, uPVC double glazed exit door to garden, double glazed window to the side with fitted blinds, further uPVC double glazed French doors opening out to a rear patio, spotlights, tiled floor and door to utility room.

UTILITY ROOM
6'0" x 5'11" (1.85 x 1.82)
Matching to the kitchen storage cupboards, two double glazed windows to the side, further worktop space, tiled floor to match the kitchen and space/plumbing for undercounter washing machine and tumble dryer.

LIVING ROOM
15'10" x 13'9" (4.85 x 4.20)
Folding double glazed bi-fold doors opening out to the rear patio, radiator, media points and double doors to dining room.

DINING ROOM
21'3" x 7'10" (6.50 x 2.40)
Double glazed windows to the front and side, spotlights and radiator.

FIRST FLOOR LANDING
16'2" x 5'10" (4.94 x 1.80)
Velux roof window to the front, feature glass balustrade, radiator and eaves storage cupboard.

BEDROOM ONE
20'9" x 14'4" (6.35 x 4.39)
Double glazed French doors to the rear of the room with full height double glazed windows to either side of the door making the most of the views over the garden to the rear. Hot and cold air conditioning unit, vaulted ceiling with spotlights, two radiators, media points and a double fitted wardrobe. Door to the en-suite

EN-SUITE BATHROOM
13'5" x 7'10" (4.10 x 2.40)
Luxury four piece suite comprising freestanding bath with freestanding central swan-neck mixer tap and handheld shower attachment, double sized walk-in tiled shower cubicle with dual attachment mains ran shower, wash hand basin with central waterfall style mixer tap and storage drawers beneath, hidden cistern push flush WC. Double glazed window to the side, wall mounted ladder towel radiator, vaulted ceiling with spotlights, partial wall tiling and tiled floor.

BEDROOM TWO
15'7" x 14'1" (4.77 x 4.31)
Double glazed French doors to the rear with double glazed windows to either side of the door making the most of the views out to the rear garden and countryside beyond, vaulted ceiling with spotlights, hot and cold air conditioning unit, two radiators and fitted wardrobe space with double doors.

EN-SUITE
8'11" x 7'7" (2.74 x 2.33)
Modern white three piece suite comprising panel bath with central waterfall style mixer tap, wash hand basin with matching waterfall style mixer tap and double storage drawers beneath, and hidden cistern push flush WC. Double glazed window to the side, partial wall tiling and tiled floor.

OUTSIDE
To the front of the property there is decorative gravel chippings with a shaped block paved pathway providing access to the front entrance door extending down the right hand side of the property offering further vehicle hard standing which in turn leads to the detached garage and beyond to the right hand side of the garage for a storage area, decorative picket style fencing with planted chip bark borders housing a variety of mature bushes and shrubbery.

REAR GARDEN
The rear garden is of a good proportion making the most of the space with a generous lawn section (ideal for families and pets) with a variety of different planted flower borders housing a variety of mature and specimen bushes, shrubs, trees and plants. There is a variety of different seating areas and patio levels. The garden is enclosed by timber fencing to the boundary lines. The garden has external lighting, power and a water tap.

THE ANNEX
Independently accessed from the main building and also having access onto the garden.

ANNEX HALLWAY
12'0" x 3'10" (3.66 x 1.19)
Wooden flooring, uPVC panel and double glazed main entrance door and doors to bathroom, kitchen and living room.

ANNEX LIVING ROOM
14'8" x 10'11" (4.48 x 3.33)
Hot and cold air conditioning unit, feature Adam-style fire surround and doors to hallway and bedroom.

ANNEX GARDEN ROOM
11'3" x 4'0" (3.44 x 1.24)
Tiled floor, double glazed windows to the side and rear, uPVC panel and double glazed exit door to the rear garden and patio.

ANNX BEDROOM
15'5" x 7'11" (4.72 x 2.42)
Double glazed window to the rear carpeted floor.

ANNEX KITCHEN
8'7" x 5'10" (2.62 x 1.78)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level sink unit and draining board, fitted oven, hob and extractor fan, double glazed window to the side and tiled floor.

ANNEX BATHROOM
7'4" x 6'9" (2.26 x 2.07)
Three piece suite comprising panel bath with mixer tap, electric shower over and glass shower screen, airing cupboard housing hot water cylinder, sink unit with mixer tap and push flush WC. Double glazed window to the side with fitted blinds, extractor fan, vertical towel radiator, partial wall tiling and tiled floor.

DETACHED GARAGE
A more recent construction with a pitched tile roof, electrically operated garage door, externally there are multiple lighting points, internally there is also power and lighting.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed through Sandiacre crossing the bridge onto Station Road. At the traffic light junction (just past Lidl) continue straight over onto Derby Road (Sandiacre) and proceed up the hill heading in the direction of Risley. Continue over the Risley traffic lights onto Derby Road (Risley) and the property can then be found by the driveway on the left hand side where our board can be identified at the top.

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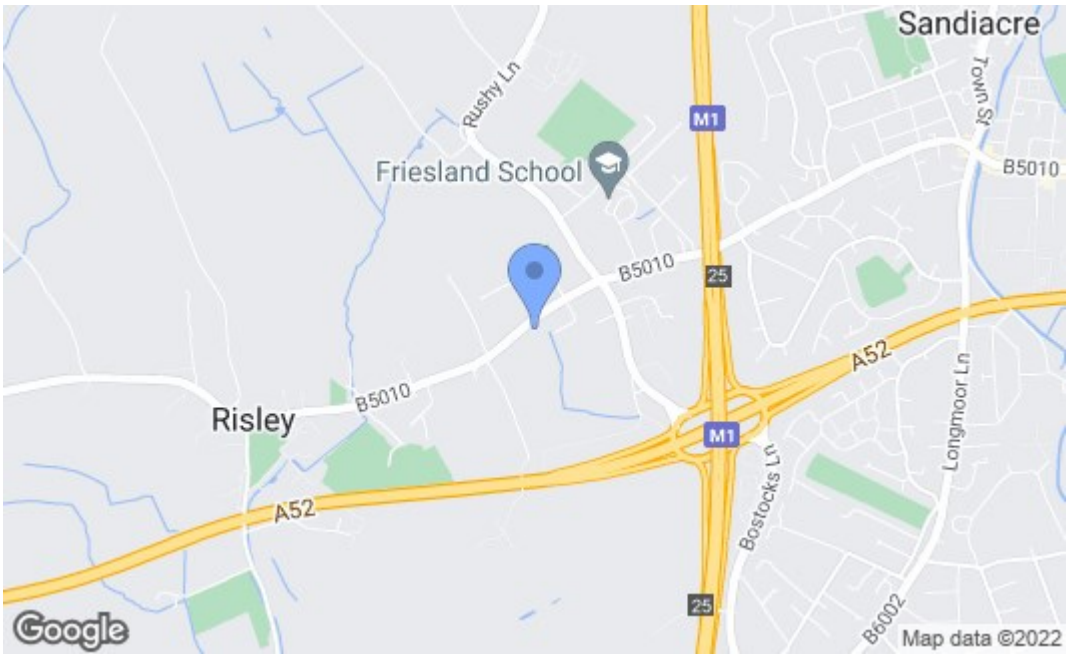

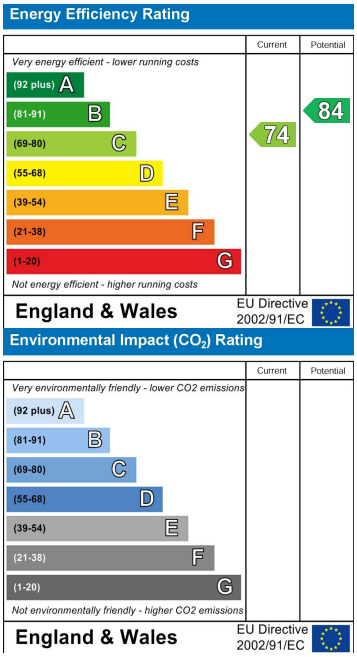

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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