



Derby Road  
Risley, Derbyshire DE72 3SY

**£425,000 Freehold**

A THREE BEDROOM DETACHED FAMILY HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER THREE BEDROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS POPULAR AND SOUGHT AFTER RISLEY LOCATION.

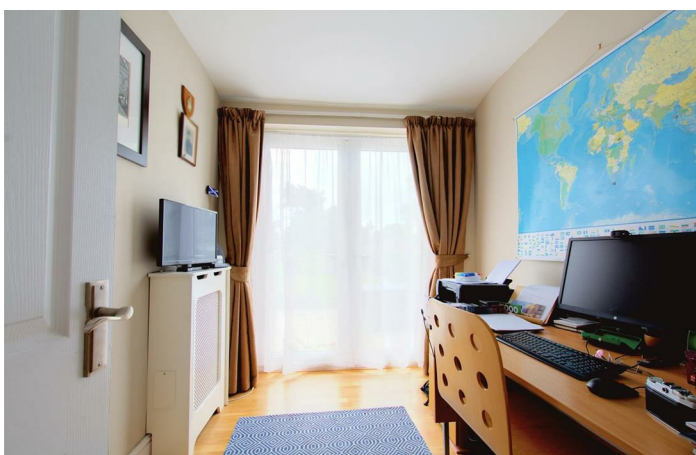
With benefits such as gas fired central heating from a combination boiler, ample off-street parking, security alarm system, upgraded kitchen incorporating solid granite work surfacing and a luxury four piece bathroom suite with roll top bath with claw feet and an generous South facing rear garden incorporating a 14ft x 30ft (approx.) patio entertaining area.

The 1400sqft of internal accommodation comprises an entrance porch, 'L' shaped entrance hallway with turning staircase rising to the first floor, living room, dining kitchen, separate formal dining room, laundry room and study/occasional ground floor fourth bedroom and useful and conveniently located secondary bathroom to the ground floor. The first floor landing then provides access to three double bedrooms and luxury four piece bathroom.

The property is extremely well positioned, being within easy access of fantastic nearby schooling for all ages, such as Risley School and Friesland, Ladycross and Cloudside. There is also easy access to ample nearby countryside and commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M11 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

For general services, shopping facilities and amenities, there is a wealth of national and independent retailers within the nearby towns of Stapleford and Long Eaton.

It is very rare to find such a spacious and well presented family home in this location and we therefore highly recommend an internal viewing.



## ENTRANCE PORCH

5'0" x 3'1" (1.53 x 0.95)

Composite and double glazed front entrance door with matching double glazed side panel, alarm control panel and door to:

## 'L' SHAPED ENTRANCE HALLWAY

15'3" x 10'4" (4.65 x 3.15)

Solid wood flooring, radiator with radiator display cabinet, coving, turning staircase to first floor, useful understairs storage cupboard with shelving and coat pegs, telephone point and doors to bathroom, lounge, dining room, kitchen and study.

## GROUND FLOOR BATHROOM

8'10" x 7'6" (2.71 x 2.29)

Three piece suite comprising panel bath with glass shower screen and Triton electric shower over, push-flush w.c. and wash hand basin. Partially tiled walls, double glazed windows to the front and the side, radiator and extractor fan.

## DINING ROOM

16'5" x 9'11" (5.02 x 3.04)

Double glazed window to the front, radiator with radiator display cabinet, coving, solid wood flooring, double glazed window to the side, two fitted storage cupboards either side of the chimney breast with gas point and display brick insert, fitted shelving in the chimney breast alcoves.

## LOUNGE

22'3" x 11'8" (6.8 x 3.56)

Double glazed French doors opening out to the rear garden patio, two radiators with matching radiator display cabinets, useful fitted storage cupboard and fixed shelving above, solid wood flooring, TV and digital points, solid oak Adam-style fire surround with inset marble back and hearth housing coal effect gas fire, and coving.

## STUDY/OCCASIONAL GROUND FLOOR FOURTH

### BEDROOM

10'0" x 7'3" (3.05 x 2.23)

Double glazed French doors opening out to the rear garden, solid wood flooring, fixed shelving and radiator with radiator display cabinet.

## DINING KITCHEN

18'9" x 9'8" (5.73 x 2.96)

The kitchen comprises a range of matching, high gloss finished base and wall, soft closing storage cupboards and drawers with solid granite work surfacing over. Space for range cooker with multiple gas burners, double oven, warming drawer and extractor canopy over, integrated dishwasher, wine rack, inset single sink and drainer with central swan-neck mixer tap, contrasting black tiled splashbacks, double glazed windows to the side and rear (the side with fitted blinds), radiator, solid wood flooring, ample space for dining table and chairs, UPVC panel and double glazed door to outside, and radiator. Door to:

## LAUNDRY ROOM

Equipped with a range of useful storage cupboards, one of which incorporates the gas fired central heating combination boiler (for central heating and hot water). Plumbing for washing machine and space for tumble dryer. Tiled floor and drying rack.

## FIRST FLOOR LANDING

Double glazed window overlooking the rear garden, access to the loft space via a pull-down ladder to a partially boarded, lit and insulated loft space. Useful double storage cupboard with radiator and shelving. Telephone point.

## BEDROOM 1

14'0" x 9'11" (4.27 x 3.03)

Double glazed windows to the front and side (the side with fitted Roman blind), radiator and a range of full width mirror fronted sliding door wardrobes to one wall.

## BEDROOM 2

11'5" x 11'1" (3.5 x 3.4)

Dual aspect room with double glazed windows to the front and rear, radiator, TV point, range of fitted bedroom furniture including wardrobes, drawers and matching overhead storage cupboards.

## BEDROOM 3

9'11" x 7'5" (3.04 x 2.28)

Double glazed window to the side and radiator, fixed high shelving. This bedroom will take a double bed.

## BATHROOM

9'10" x 7'4" (3 x 2.26)

Luxury four piece suite comprising free-standing roll top bath with central mixer tap and hand-held shower attachment, walk-in tiled shower cubicle with main shower head and additional hand-held shower attachment, wash hand basin with central mixer tap and medium flush w.c., part tiled walls, chrome heated ladder towel radiator and double glazed window to the rear with fitted blinds, spotlights, extractor fan and wall mounted mirror fronted bathroom cabinet with under-sensor lighting.

## OUTSIDE

To the front of the property is a gravel forecourt driveway providing off-street parking for 5/6 vehicles and picket style fencing completes the boundary line to the front and the side. There is a vast array of planted flower borders housing a variety of mature bushes and shrubbery. A side gate then provides access to the generous South facing rear garden with a great size entertaining patio space, measuring approximately 14ft x 30ft.

## TO THE REAR

To the rear garden there is mains lighting, outside water tap and a vast array of planted flowerbeds and borders housing a variety of mature specimen bushes, shrubs, trees and plants.

## AGENTS NOTE

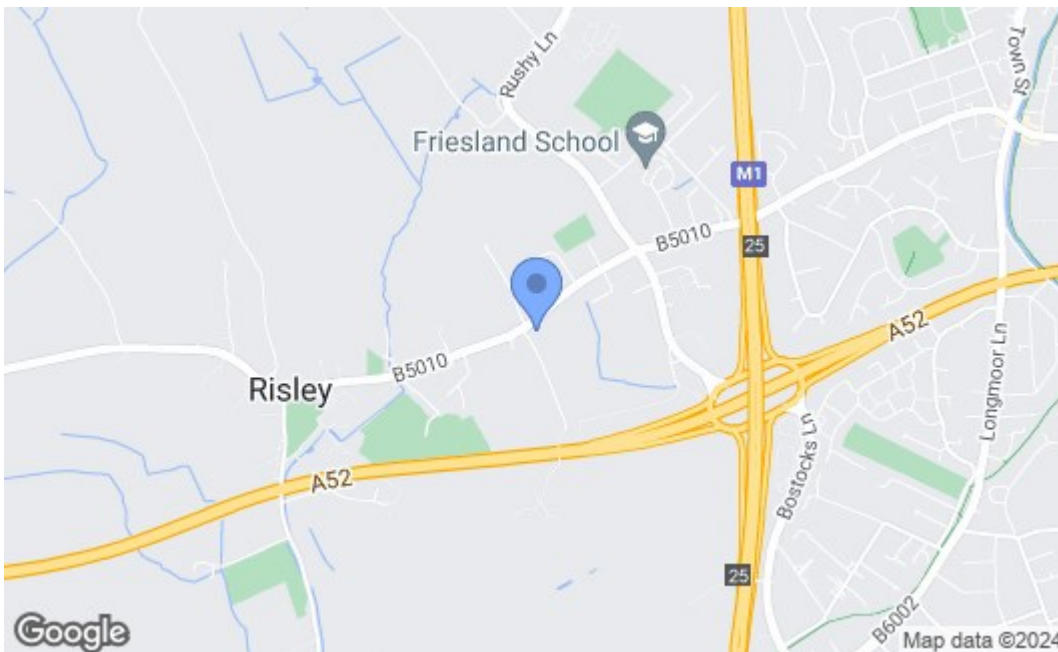
Planning permission was previously granted, albeit now lapsed, for a first floor extension to create a fourth bedroom and en-suite.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic junction continue straight over onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley. Cross the Risley traffic lights and the property can then be found on the left hand side, identified by our For Sale board.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(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		50	
(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.