



**Bostocks Lane  
Risley, Derbyshire DE72 3SX**

**£635,000 Freehold**

A FOUR/FIVE BEDROOM DOUBLE  
FRONTED DETACHED FAMILY HOUSE



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Robert Ellis are delighted to welcome to the market, with no upward chain, a unique opportunity to purchase a handsome four/five bedroom detached family house situated within this sought after residential location in Risley with the potential for a self contained annex with bedroom, living room, en-suite bathroom and kitchenette.

Subject to the relevant permissions and approvals the property offers further potential for development given the size of the overall plot, whilst also offering the potential to convert into a long term forever family home.

Currently the accommodation comprises an entrance porch leading through to an entrance hall, ground floor living room, dining room, breakfast kitchen, ground floor w.c., utility room, rear lobby, storage space with boiler house, side hallway to ground floor annex with bedroom, kitchenette, en-suite, living space and garden room. The first floor landing then provides access to four bedrooms, two bathrooms and separate w.c.

Externally there is ample off street parking to the front leading to a double garage via an up and over door, planted and raised rockery with matching steps up to the canopy porch.

The property to the rear stands on a generous overall plot, being ideal for families and with relevant permissions and approvals potential for further development.

The property itself sits in a favourable location within easy access of nearby transport links such as the A52 and J25 of the M1 motorway. There is also easy access to the Nottingham express tram terminus situated at Bardill's roundabout and shopping facilities within the nearby towns of Stapleford, Beeston, Long Eaton and further afield.

Other benefits to the property include a 8 camera CCTV system, main house alarm, dual zone gas central heating boiler system with versatile accommodation over two floors which could be further adapted for either accommodation space or annex opportunities.

It is very rare to be given this excellent opportunity to purchase such a prominent property in a fantastic location and we therefore highly recommend an internal viewing.



#### Entrance Porch

6'0" x 1'10" approx (1.83m x 0.56m approx)  
UPVC panel and double glazed French style doors set within a decorative archway with exposed brick walls and tiled floor. Panel front entrance door to:

#### Entrance Hall

8'11" x 7'4" approx (2.74m x 2.25m approx)  
Two windows to either side of the front door, turning staircase rising to the first floor, display shelving, radiator and doors to living room, ground floor shower room, kitchen and dining room.

#### Living Room

21'4" x 11'4" approx (6.51m x 3.46m approx)  
Dual aspect double glazed windows to the front and rear, both with fitted blinds, two radiators, media points, coving and sliding double glazed patio doors opening out to the rear garden.

#### Inner Lobby

10'9" x 3'0" approx (3.29m x 0.92m approx)  
Radiator, door to kitchenette, bedroom and living space.

#### Reception Room

13'9" x 12'0" approx (4.2m x 3.68m approx)  
UPVC panel and double glazed exit door to the garden, sliding double glazed patio doors to the garden room, additional double glazed window to the side with fitted blinds and radiator.

#### Garden Room

Glazed construction in need of general repair and maintenance with sliding doors opening out to the garden space.

#### Ground Floor Bedroom

10'9" x 9'6" approx (3.3m x 2.92m approx)  
Double glazed window to the side with fitted blinds, TV point, radiator and door to:

#### En-Suite Bathroom

7'11" x 4'8" approx (2.43m x 1.43m approx)  
Three piece suite comprising of a panelled bath with mixer tap and hand held shower attachment over, wash hand basin and low flush w.c., partial wall tiling to dado height, double glazed window to the front, radiator and extractor fan.

#### Kitchenette

7'11" x 7'11" approx (2.43m x 2.43m approx)  
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with tiled splashbacks, space for cooker and washing machine and double glazed window to the front and radiator.

#### Ground Floor Shower Room

5'8" x 5'5" approx (1.74m x 1.66m approx)  
Three piece suite comprising walk-in tiled shower cubicle with mains shower, low flush w.c. and wash hand basin with storage cabinets beneath.

#### Dining Room

13'0" x 8'11" approx (3.97m x 2.72m approx)  
UPVC double glazed box bay walk-in window to the front with fitted blinds, radiator, display shelving, decorative brick fireplace with open hearth and display shelving.

#### Kitchen

21'8" x 11'11" approx (6.62m x 3.38m approx)  
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level 1-1/2 bowl sink and drainer with mixer tap. Integrated Indesit dishwasher, tiled splashbacks, display corner cabinets, ample space for dining table and chairs, fitted four ring counter level hob with extractor over and oven beneath, space for a fridge freezer, two radiators, display beam ceiling, tiled floor, double glazed window to the rear overlooking the rear garden with fitted blinds and sliding double glazed patio doors, also with fitted blinds, opening out to the garden space.

#### Utility Room

11'10" x 5'6" approx (3.63m x 1.69m approx)  
Fitted with base storage cupboards and a counter level single sink and drainer with tiled splashbacks. Further work surface space with plumbing under for a washing machine, double glazed windows to the side and rear, tiled floor, partial wall tiling and coat pegs.

#### Rear Lobby

7'9" x 2'9" approx (2.38m x 0.85m approx)  
Panel and glazed door to outside and door to:

#### Office/Play Room

15'8" x 8'0" approx (4.78m x 2.44m approx)  
Double glazed Georgian style window to the front with fitted blinds and radiator.

#### Boiler Room

Housing the Valiant gas central heating combination boiler, for central heating and hot water purposes, storage shelf, gas meter, electrical consumer system and window to side (not double glazed).

#### First Floor Landing

Access to all first floor rooms, UPVC stained glass double glazed window to the rear.

#### Bedroom 1

11'11" x 10'10" approx (3.65m x 3.31m approx)  
A dual aspect room with double glazed windows to both the front and rear, radiator, coving and media points.

#### Shower Room

6'2" x 5'8" approx (1.88m x 1.73m approx)  
Three piece suite comprising corner shower cubicle with Mira electric shower, push flush w.c. and wash hand basin with mixer tap and tiled splashbacks. UPVC stained glass front window, chrome heated ladder towel radiator and spotlights.

#### Separate w.c.

5'8" x 2'8" approx (1.75m x 0.82m approx)  
Housing a low flush w.c. and double glazed window to the rear.

#### Inner Landing

8'11" x 8'11" approx (2.72m x 2.72m approx)  
Useful storage cupboard and further internal doors to two further bedrooms and bathroom. Loft access point. Radiator and wall light points.

#### Rear Bedroom

16'3" x 11'10" approx (4.96m x 3.63m approx)  
Double glazed doors to a Juliette balcony to the rear with fitted blinds, additional double glazed window with fitted blinds to the rear and radiator.

#### Front Bedroom

13'8" x 8'2" (4.19 x 2.51)  
Double glazed window to the front with fitted blinds and radiator.

#### Bathroom

9'10" x 8'2" approx (3m x 2.49m approx)  
Three piece suite comprising corner bath with mixer tap and hand held shower attachment over, low flush w.c. and wash hand basin. Partial wall tiling, tiled floor, double glazed window to the side, extractor fan, radiator and spotlights.

#### Front Bedroom

12'1" x 11'0" approx (3.7m x 3.37m approx)  
Double glazed window to the front with fitted blinds and radiator.

#### Outside

To the front of the property there is a tarmac driveway providing parking for several cars, in turn leading to a double garage via electrically operated up and over door. Planted rockery and matching rockery steps providing access to the open porch and side access leading to the rear. Also to the front there is a separately accessed driveway providing further off street parking for two cars with lowered kerb frontage. The front garden also benefits from a shaped and edged lawn garden with planted borders housing a variety of mature bushes and shrubbery.

The rear garden is of a fantastic proportioned offering a good size initial paved patio seating area, ideal for entertaining which then leads onto a generous lawn section being enclosed by screening to the boundary lines with a purpose laid patio, ideal for placement of a hot tub or pergola, planted borders housing a variety of mature bushes and shrubbery, pedestrian access leading round to the front, external water tap and lighting point.

#### Double Garage

With electrically operated front door, power and lighting points.

#### Directions

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction continue straight over onto Derby Road, Sandiacre and proceed as if heading in the direction of Risley. At the next set of traffic lights turn left onto Bostocks Lane and head toward the A52 and M1 junction. take a right hand turn onto the slip road of Bostocks Lane and the property can then be found as identified by our for sale board on the right hand side.

#### Council Tax

Erewash Borough Council Band G



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Make with Message 10/2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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.