Robert Ellis

look no further...

Bostocks Lane
Risley, Derbyshire DE72 3SX

AN EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE.

**£265,000 Freehold**

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, RENOVATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION.

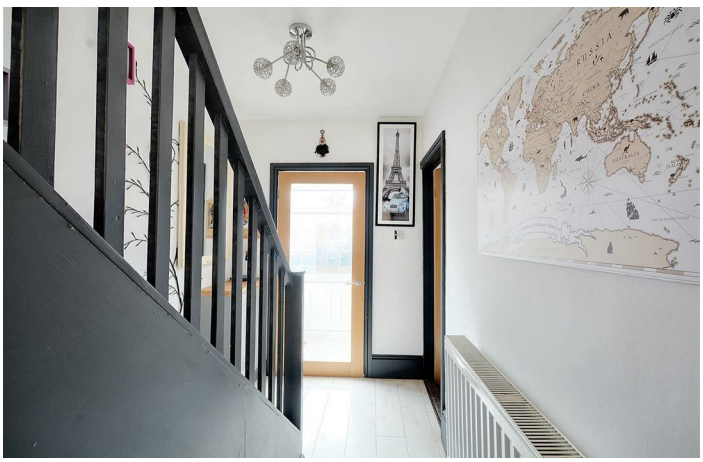
With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, box bay fronted living room and full width open plan dining kitchen. The first floor landing then provides access to three bedrooms and a modern four piece bathroom suite.

The property also benefits from gas fired central heating from a newly fitted combination boiler, generous garden with garden room and off-street parking leading down the right hand side of the property.

The property is situated favourably within close proximity of excellent nearby schooling for all ages located in both Sandiacre and Risley. There is also easy access to great 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.

The location also sits on the edge of open countryside with fantastic nearby walking routes, as well as shopping facilities in the nearby towns of Stapleford, Sandiacre and Long Eaton.

We believe that the property would make an ideal first time buy or young family home and certainly offers the ready to move into factor. We highly recommend an internal viewing.



ENTRANCE PORCH
5'0" x 3'11" (1.54 x 1.20)
uPVC panel and double glazed side entrance door, panel and double glazed window to the front, tiled flooring, panel and glazed door to the entrance hallway.

ENTRANCE HALLWAY
10'5" x 5'10" (3.19 x 1.80)
Staircase rising to the first floor with open spindle balustrade and useful understairs storage cupboard, radiator, laminate flooring, electrically operated underfloor heating, meter cupboard box, broadband router point. Door to lounge.

LOUNGE
13'7" x 13'1" (4.16 x 4.01)
Walk-in double glazed box bay window to the front (with fitted blinds), radiator, decorative wood store with fixed shelving above, useful double storage cabinet to the other side of the chimney breast (also with shelving above), decorative open brick and tiled fireplace incorporating multi fuel burner, media points, spotlights.

DINING KITCHEN
19'5" x 12'6" (5.92 x 3.82)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with butchers block square edge solid work surfaces incorporating a double size Belfast sink unit with central pullout spray hose swan-neck mixer tap, fitted four ring gas burner with curved extractor fan over and oven beneath with decorative tiled splashbacks, integrated dishwasher, double glazed window to the side, laminate flooring with electrically operated underfloor heating, spotlights. Opening through to the dining area side, where the laminate flooring continues, traditional radiator, in-built fridge and freezer, further matching base and wall storage cupboards with central butchers block square edge work surfacing with space for TV unit behind, ample space for dining table and chairs, overhang from the kitchen worktop providing breakfast bar space, further spotlights. Double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed window to the side. Doors to all bedrooms and bathroom.

BEDROOM ONE
13'5" x 11'8" (4.09 x 3.56)
Double glazed window to the front, radiator, laminate flooring, panelling to one wall, wall light points, decorative central exposed brick chimney breast and open fire, power points with in-built USB charging points. Loft access point with pulldown loft ladders.

BEDROOM TWO
13'0" x 11'8" (3.97 x 3.56)
Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, decorative central exposed brick chimney breast. Boiler cupboard housing the gas fired combination boiler (newly fitted as of 2024) for central heating and hot water purposes. Wall light points, power sockets with in-built USB charging points.

BEDROOM THREE
6'9" x 6'0" (2.08 x 1.83)
Double glazed window to the front, vinyl style flooring, fitted bench and storage drawers, radiator.

BATHROOM
8'9" x 6'5" (2.68 x 1.97)
Luxury and modern white four piece suite comprising shaped bath with central mixer tap, wash hand basin with mixer tap and double storage drawers beneath, push flush WC, separate shower cubicle with glass sliding screen/door and dual attachment mains shower. Double glazed window to the rear, tiling to the walls, extractor fan, in-built tiled shelving, wall mounted LED bathroom mirror, chrome ladder towel radiator, spotlights.

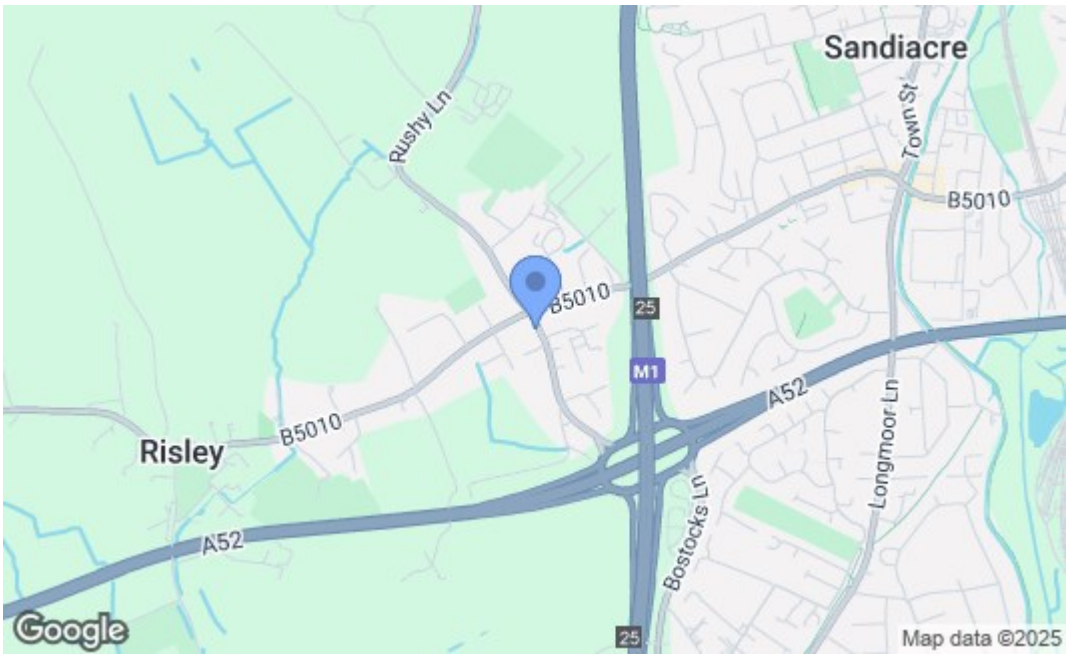
OUTSIDE
To the front of the property there is a lowered kerb entry point to a decorative gravel stone driveway leading down the right hand side of the property providing off-street parking which, in turn, leads to the rear garden and garage. The front garden is fenced-in and designed for low maintenance with artificial lawn and decorative pebble borders.

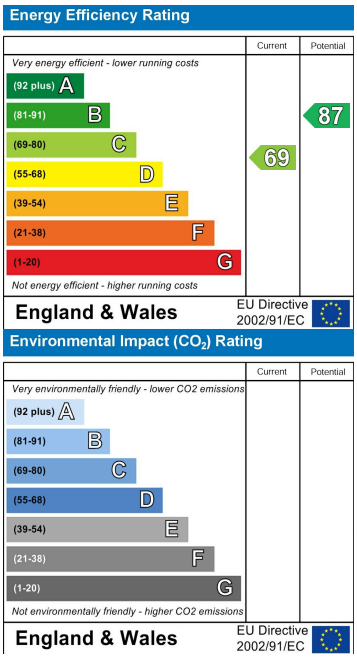
TO THE REAR
The rear garden is enclosed predominantly by timber fencing and hedgerow to the boundary line. There is a good size paved patio area (ideal for entertaining) leading onto an artificial lawn and rear concrete base (ideally spaced for a hot tub). There is a secondary rear paved patio area, decorative gravel stone and rockery, beds, external water tap and lighting point.

GARDEN ROOM/UTILITY
Brick and uPVC double glazed construction with double glazed windows to the side and rear, uPVC panel and double glazed exit door to outside, plumbing space for the washing machine with power and lighting.

DETACHED GARAGE
Tiled roof, double doors to the front, power.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue straight over the Sandiacre traffic lights onto Derby Road and proceed up the hill heading in the direction of Risley. At the traffic junction, turn left onto Bostocks Lane and the property can be found immediately on the right hand side, identified by our For Sale board. Ref: 8444NH




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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