

Derby Road

Risley, Derby, DE72 3SU

John 
German





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£400,000

Charming 1930's home full of character having been reconfigured to create a spacious modern layout featuring a wonderfully welcoming dining kitchen, large conservatory as well as a traditional bay fronted living room with an original fireplace and open fire.

The property is located in this popular village location within easy reach of all nearby amenities, shops and services in the nearby towns of Stapleford and Long Eaton. There is also easy access to good transport links 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 also easy access to fantastic open countryside space in Risley, Stanton by Dale and Dale Abbey.

Entrance to the property is via a front storm porch leading to a part glazed entrance door with stained glass that opens into a spacious entrance hall. Stair rising to the first floor with very useful understairs storage and original 1930's doors leading off to the ground floor living accommodation.

The front living room is filled with natural light coming from a large bay window whilst a handsome original fireplace forms the focal point of the room with an open fire, picture rails and a fitted carpet.

To the rear is the open plan dining kitchen fitted with a comprehensive range of oak fronted base and eye level units with granite worksurface and a Belfast sink, leaving spaces for a full range of appliances including an oven, dishwasher, washing machine and fridge freezer. The kitchen area has a partly vaulted ceiling with a skylight as well as a window to the side and a part glazed entrance door leading into the conservatory, all of which ensure the space has plenty of natural light. The spacious dining area unusually features a second bay window this time to the side as well as a polished black Aga with recessed lighting. Excellent storage units have been built-in on either side of the Aga, one with open shelving above and a window to the rear above the other.

The brick built conservatory is an excellent size with wrap around windows a glazed roof and French doors opening onto the garden. There is space in the corner for additional appliances if needed. The ground floor WC is located just off the conservatory.

On the first floor a central landing gives access to a single bedroom to the front and two further double bedrooms, one to the front and one to the rear, both have period fireplaces. The bathroom is fitted with a full three piece suite comprising low flush WC, pedestal washbasin and a panelled bath with shower over and glass screen, extensive tiling, modern heated towel rail and a window to the side.

Outside the property is set on a corner plot with a generous lawned front garden screened by specimen trees and herbaceous shrubs. Gated access at the side of the house leads to a second lawned area and onto a paved patio to the rear. Beyond the garden is an extensive block paved parking area leading to the garage with an electric sliding gate onto Rushy Lane. The large double garage has electric vehicular doors and to the side is a separate home office with its own WC.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01092025

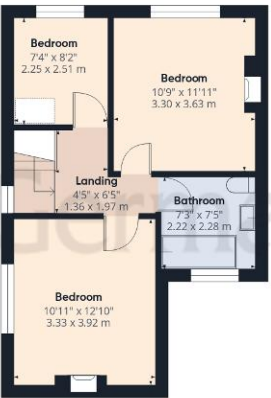
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

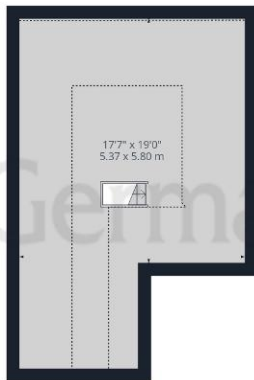
2109 ft²

195.8 m²

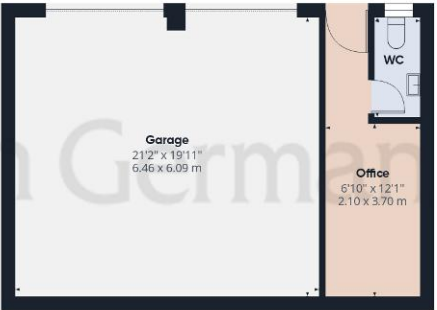
Reduced headroom

302 ft²

28.1 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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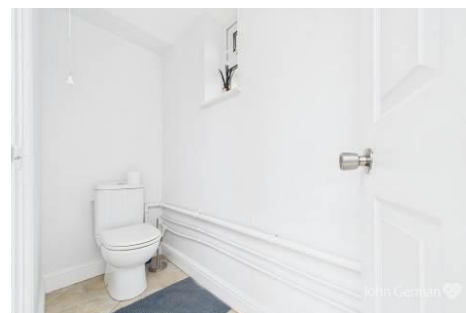
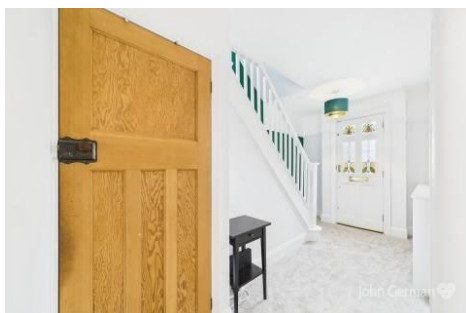
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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