

# HoldenCopley

PREPARE TO BE MOVED

Bostocks Lane, Risley, Derbyshire DE72 3SX

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Guide Price £575,000 - £625,000



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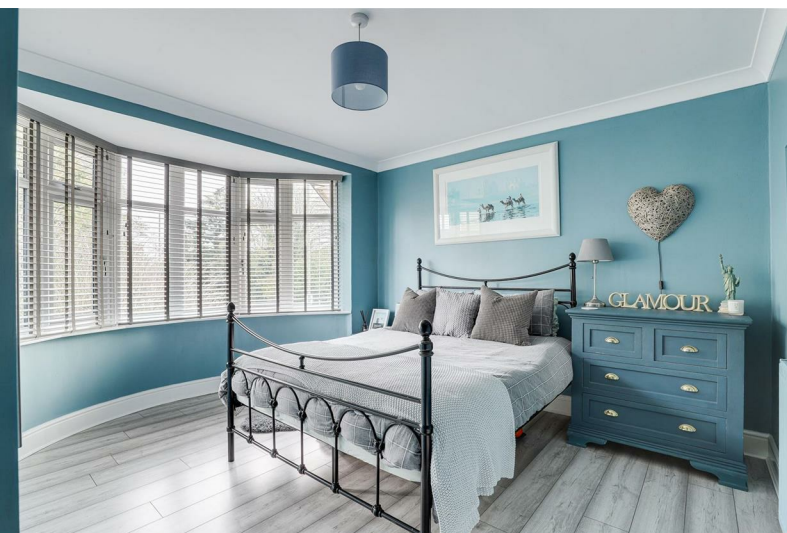


GUIDE PRICE £575,000 TO £625,000

PREPARE TO BE IMPRESSED...

Nestled within a serene and picturesque setting, this stunning five-bedroom detached house is a testament to sophistication and modern elegance. Meticulously presented throughout, the residence has undergone extensive modernisation, boasting unparalleled attention to detail and impeccable taste. As you step through the front door, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The ground floor is a showcase of spacious living areas designed for comfort and style. The generously sized living room offers a cosy haven for relaxation, while the versatile reception room, currently used as a gym, caters to your needs. A delightful sitting room and a dining room/sunroom provide ample space for entertaining guests. The heart of this home is undoubtedly the modern fitted kitchen, featuring a striking feature island that adds a touch of grandeur to your culinary endeavours. The kitchen seamlessly connects to a utility room, ensuring convenience, while a walk-in pantry is every chef's dream come true. A sleek and stylish shower room on the ground floor adds a touch of luxury and practicality. Venturing to the first floor, you will discover five spacious bedrooms. The master bedroom enjoys the privilege of a large en-suite bathroom. An additional four-piece bathroom suite caters to the needs of the other bedrooms. Outside, the property shines even brighter with its extensive amenities. A large driveway provides ample parking, leading to a secure garage for the protection of your vehicles. The true gem of the estate, however, is the expansive private south-facing garden, thoughtfully designed with multiple seating areas. Raised garden beds beckon to the green-thumbed enthusiasts, offering the perfect canvas for your gardening aspirations. And the pièce de résistance, the garden backs onto open countryside, providing a breathtaking backdrop.

MUST BE VIEWED







- Beautiful Detached Home
- Five Bedrooms
- Four Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Ground Floor Shower Room
- Stylish Four-Piece Bathroom Suite & Large En-Suite To The Master Bedroom
- Driveway & Garage
- Large Private Enclosed South Facing Garden
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7'5" x 14'8" (2.27m x 4.48m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, cornice to the ceiling and double UPVC doors with glazed inset panels providing access into the accommodation

Living Room

11'0" x 24'3" (3.36m x 7.41m)

The living room has carpeted flooring, a TV point, two radiators, cornice to the ceiling, an internal oak door and a UPVC double glazed window with fitted blinds to the front elevation

Reception Room

12'4" x 13'6" (3.78m x 4.12m)

The reception room which is currently being used as a gym has laminate flooring, a radiator, cornice to the ceiling, an internal oak door, a UPVC double glazed window with fitted blinds to the side elevation and a UPVC double glazed bay window with fitted blinds to the front elevation

Sitting Room

12'11" x 16'0" (3.95m x 4.90m)

The sitting room has laminate flooring, an electric wall-mounted flame effect heater, two radiators, cornice to the ceiling, an internal oak door and a UPVC double glazed bay window to the side elevation

Hall

6'7" x 17'8" (2.03m x 5.41m)

The hall has laminate flooring, an in-built storage cupboard, a radiator and cornice to the ceiling

Dining Room

9'11" x 23'2" (3.04m x 7.08m)

The dining room has laminate flooring, a TV point, a radiator, wall-mounted light fixtures, a vaulted double glazed roof with fitted privacy blinds to one section of the roof, two UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

Kitchen

14'11" x 12'5" (4.57m x 3.81m)

The recently re-fitted kitchen has a range of blue fitted base and wall units with copper finished fittings, granite worktops, a Belfast-style sink with a swan neck mixer tap, an AGA range cooker, an extractor fan, an integrated dishwasher, space for an American fridge/freezer, a feature island with seating for two, display cabinets with LED lighting, tiled splashback, patterned tiled flooring, a feature roof lantern and a UPVC double glazed window to the rear elevation

Utility Room

6'4" x 14'4" (1.94m x 4.37m)

The utility room has a range of grey fitted base and wall units with worktops, an integrated washer/dryer, an LG American-style fridge freezer, a vertical radiator, patterned tiled flooring, a UPVC double glazed window to the rear elevation and a single door providing access to the side elevation

Pantry

7'8" x 6'4" (2.34m x 1.95m)

The walk-in pantry has patterned tiled flooring, two double glazed windows to the side elevation and provides ample storage space

Shower Room

5'2" x 7'7" (1.60m x 2.33m)

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a corner fitted shower enclosure with a Mira electric shower fixture, a chrome heated towel rail, ceramic tiled flooring, partially tiled walls and a UPVC double glazed window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall-mounted light fixture, cornice to the ceiling and provides access to the loft and first floor accommodation

Bedroom One

13'5" x 12'11" (4.11m x 3.96m)

The main bedroom has laminate flooring, three double fitted wardrobes, a radiator, access to the en-suite, cornice to the ceiling, an internal oak door and two UPVC double glazed windows to the side and rear elevations

En-Suite

12'1" x 6'4" (3.69m x 1.94m)

The recently fitted en-suite has a low-level dual flush W/C, a wall-mounted double wash basin with stainless steel mixer taps and drawer units, a mirror fronted cabinet above with bluetooth, a freestanding clawfoot roll top bath with central taps and a hand-held shower fixture, a corner fitted shower enclosure with a waterfall style shower fixture, a chrome heated towel rail, partially tiled walls, ceramic tiled flooring, recessed spotlights, an internal oak door and two UPVC double glazed windows to the side and rear elevations

Bedroom Two

12'5" x 13'11" (3.81m x 4.25m)

The second bedroom has laminate flooring, a range of fitted wardrobes, a radiator, cornice to the ceiling, an internal oak door and a UPVC double glazed bay window with fitted blinds to the front elevation

Bedroom Three

10'7" x 11'0" (3.24m x 3.36m)

The third bedroom has laminate flooring, a radiator, cornice to the ceiling, an internal oak door and a UPVC double glazed window with fitted blinds to the front elevation

Bedroom Four

12'10" x 8'7" (3.93m x 2.64m)

The fourth bedroom has laminate flooring, a radiator, cornice to the ceiling, an internal oak door, UPVC double French doors providing access to rear and provides stunning views of the countryside

Bedroom Five

7'4" x 7'4" (2.25m x 2.26m)

The fifth bedroom has laminate flooring, a radiator, cornice to the ceiling, an internal oak door and a UPVC double glazed window to the front elevation

Bathroom

8'11" x 9'3" (2.72m x 2.84m)

The recently fitted bathroom has a low-level dual flush W/C, a wall-mounted countertop wash basin with a mixer tap, a wall-mounted mirrored cabinet with a clock, a freestanding roll top bath with central taps and a hand-held shower fixture, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, ceramic patterned tiled flooring, partially tiled walls, recessed spotlights and two UPVC double glazed windows to the rear elevation

OUTSIDE

Front

To the front of the property is a large paved driveway with access to the garage providing ample off-road parking, a well-maintained lawn, a range of plants and shrubs and a feature street lamp

Garage

20'3" x 10'0" (6.18m x 3.06m)

The garage has lighting, multiple power points, provides ample storage space and an up-and-over door providing access

Rear

To the rear of the property is a large south-facing garden with a stone paved patio area, a low-level wall to the side providing a further seating area, a well-maintained lawn, raised beds which are ideal for gardeners, a silver birch tree, a twisted willow tree, a greenhouse, a shed, courtesy lighting, power points, an external water supply, a picket fence and panelled fencing

DISCLAIMER

The vendor has informed us that the property was extended. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Erewash Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

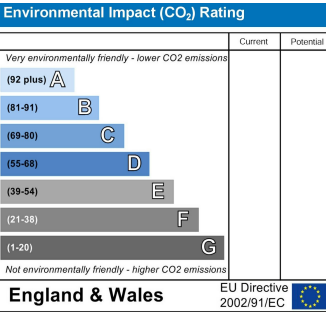
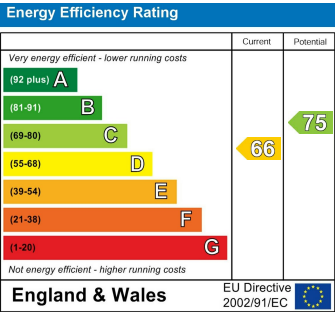
The vendor has advised the following:

Property Tenure is Freehold

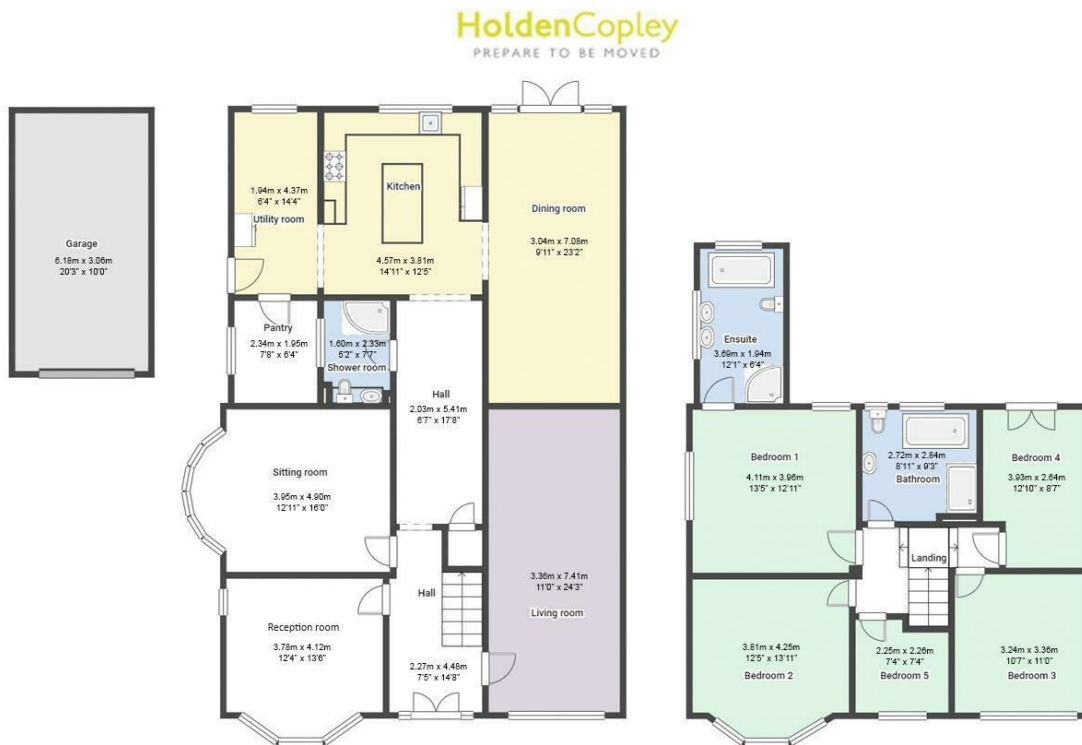
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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