

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Risleby, Derbyshire DE72 3SY

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Guide Price £300,000



Derby Road, Risley, Derbyshire DE72 3SY





GUIDE PRICE: £300,000 - £325,000

NO UPWARD CHAIN...

Welcome to this charming three-bedroom detached house, a blank canvas awaiting your personal touch. Nestled in a desirable location, this property comes to market with the added benefit of no upward chain, ensuring a smooth transition for the new owners. The ground floor boasts a welcoming porch leading to a spacious hallway, a bay-fronted dining room that exudes character and a cosy living room. The modern fitted kitchen, complete with a convenient pantry, offers the perfect space for culinary creativity. Ascend to the first floor to discover three bedrooms flooded with natural light, accompanied by a three-piece shower room for your convenience. Outside, a driveway provides ample off-road parking, while the private enclosed south-facing garden beckons for outdoor relaxation and entertainment. Situated in a sought after location within reach of nearby villages offering local amenities including shops, eateries, retail outlets, several local golf courses, great transport links with access to the A52, the M1, walking distance to local primary and secondary schools and benefits from being surrounded by the stunning Derbyshire countryside. Don't miss the opportunity to make this house your home and let your imagination flourish in every corner.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Shower Room
- South-Facing Private Enclosed Garden
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

5'11" x 1'2" (1.82m x 0.36)

The porch has double doors providing access into the accommodation

### Entrance Hall

8'8" x 13'9" (max) (2.66m x 4.20m (max))

The entrance hall has carpeted flooring, an in-built storage cupboard and a radiator

### Dining Room

13'3" x 12'7" (max) (4.05m x 3.85m (max))

The dining room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, coving to the ceiling and a bay window to the front elevation

### Living Room

12'11" x 10'5" (max) (3.94m x 3.18m (max))

The living room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, coving to the ceiling and UPVC double French doors providing access to the rear garden

### Kitchen

8'7" x 8'0" (2.64m x 2.46m )

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, a pantry, recessed spotlights and a UPVC double glazed window to the rear elevation

### Pantry

6'8" x 4'5" (max) (2.04m x 1.36m (max))

The pantry has a UPVC double glazed obscure window to the side elevation and provides ample storage space

## FIRST FLOOR

### Landing

8'8" x 7'9" (2.66m x 2.37m )

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, provides access to the first floor accommodation and has the potential to be used as an office area

### Bedroom One

12'9" x 10'7" (max) (3.90m x 3.24m (max))

The main bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double glazed bay window to the front elevation

### Bedroom Two

12'10" x 10'4" (3.93m x 3.15m )

The second bedroom has carpeted flooring, a fitted storage unit with wardrobes, drawer units and a storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

8'8" x 7'1" (2.65m x 2.16m)

The third bedroom has carpeted flooring, a radiator, a loft hatch and a UPVC double glazed window to the front elevation

### Shower Room

8'7" x 8'0" (max) (2.63m x 2.45m (max))

The shower room has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an in-built storage cupboard which houses the boiler, partially tiled walls, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a large driveway providing ample off-road parking

### Rear

To the rear of the property is a south-facing private enclosed garden with a stone paved patio area, an outdoor tap, a well-maintained lawn, a range of plants and shrubs, courtesy lighting, an outdoor storage cupboard and panelled fencing

### Outside Storage

3'8" x 2'11" (1.14m x 0.91m )

The outside storage area has lighting, space and plumbing for either a W/C or a washing machine, multiple power points and provides ample storage space

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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