

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Risleby, Derbyshire DE72 3SY

---

£365,000

Derby Road, Risley, Derbyshire DE72 3SY



## WELL-PRESENTED THROUGHOUT...

Nestled in a highly sought-after location, this beautifully presented three-bedroom semi-detached house offers the epitome of modern living. Situated within easy reach of nearby villages, residents can enjoy a plethora of local amenities including shops, eateries, and retail outlets. With excellent transport links via the A52 and the M1, and within walking distance to local primary and secondary schools. Upon entering, you're greeted by a spacious and well-presented accommodation featuring two reception rooms, with the sitting room benefitting from an open-plan layout to the modern kitchen/diner, serving as the heart of the home. Ascending to the upper level, you'll find two generously sized double bedrooms alongside a comfortable single bedroom. Completing the layout is a three-piece bathroom suite, providing convenience and functionality. Externally, the property boasts a driveway to the front, providing off-road parking for multiple cars. To the rear, a generously sized, enclosed south-facing garden awaits, offering a private retreat with a patio seating area, alongside a large lawn and a variety of plants and shrubs, perfect for enjoying the outdoors.

## MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Three-Piece Bathroom Suite
- Driveway
- South-Facing & Generous Sized Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'11" x 12'9" (1.82m x 3.90m)

The entrance hall has Karndean flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard, feature stained glass obscure windows to the front elevation and a single door providing access into the accommodation.

### Living Room

10'11" x 13'5" (3.34m x 4.11m)

The living room has carpeted flooring, a radiator, a dado rail, ceiling coving and a UPVC double-glazed bay window to the front elevation,

### Sitting Room

13'11" x 10'11" (4.25m x 3.34m)

The sitting room has Karndean flooring, a radiator, ceiling coving, a feature fireplace with a decorative surround and open access to the kitchen/diner.

### Kitchen/Diner

22'7" x 15'4" (6.90m x 4.69m)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a mixer tap, an integrated dishwasher, an extractor fan, space for a cooker, space and plumbing for a washing machine, two radiators, ceiling coving, Karndean flooring, two UPVC double-glazed windows to the side and rear elevations, a single door providing access to the side of the property and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

6'0" x 8'9" (1.85m x 2.69m)

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft with courtesy lighting,

### Master Bedroom

10'11" x 14'0" (3.33m x 4.28m)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

11'1" x 13'6" (3.38m x 4.14m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

### Bedroom Three

7'10" x 6'0" (2.41m x 1.84m)

The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

### Bathroom

7'9" x 6'0" (2.38m x 1.85m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, recessed spotlights, vinyl flooring, ceiling coving and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, decorative stones, double gated access to the rear garden, courtesy lighting and fence panelling boundary.

### Rear

To the rear of the property is a generously sized, enclosed south-facing garden with a paved patio area, a large lawn, a range of plants and shrubs, two sheds, fence panelling and hedge border boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

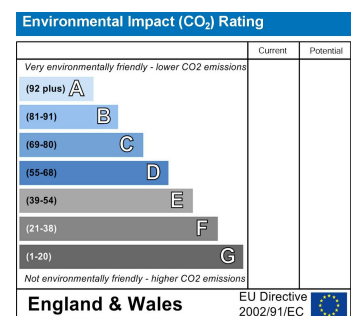
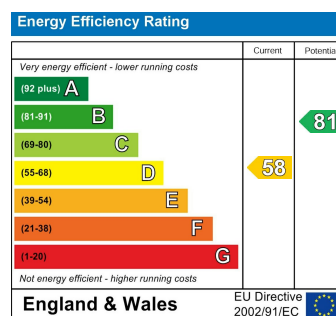
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.  
© HoldenCopley

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk