

HoldenCopley

PREPARE TO BE MOVED

Rushy Lane, Risle, Derbyshire DE72 3SW

Offers Over £700,000 - £750,000

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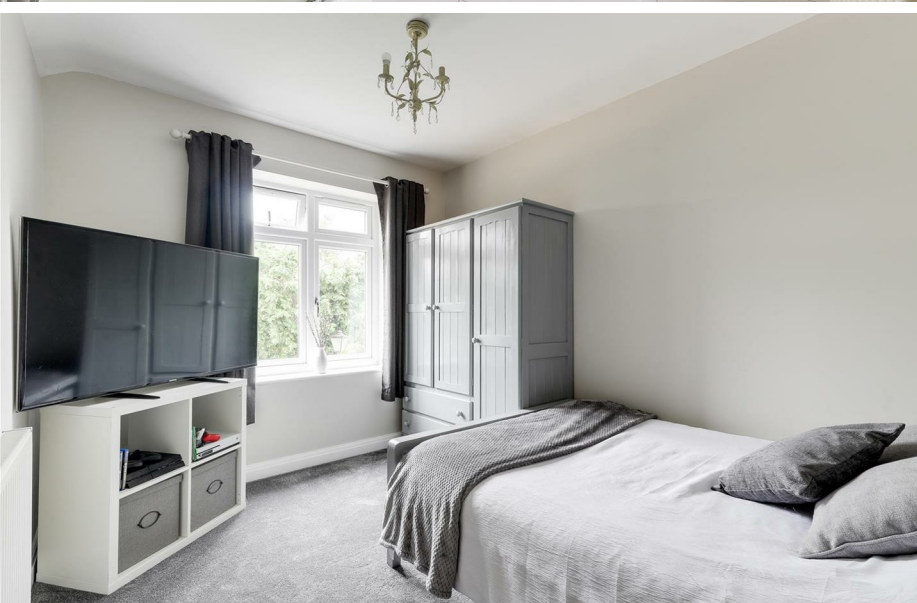


NO CHAIN...

This stunning five-bedroom detached house in the sought-after town of Risley has been extensively extended and transformed into a beautiful home that anyone would be proud to call their own. Offering versatile accommodation, it includes a self-contained one-bedroom annexe, perfect for guests or extended family. Situated in a popular residential area, the home is close to a wide range of schools, including George Spencer Academy, as well as various shops and parks. The location benefits from excellent transport links, with the A52, M1, and A50 major roadways all nearby. Upon entering the ground floor, you are welcomed by an entrance hall leading to a bay-fronted living room featuring an electric fire. There is also a convenient W/C and a stylish fitted kitchen with a breakfast bar and high-end integrated appliances. The kitchen seamlessly opens into a spacious living and dining area, complemented by a separate utility room. The ground floor also includes the self-contained annexe, boasting a fitted kitchen with integrated appliances, an open-plan living area, a shower suite, and a double bedroom. The first floor hosts four generously sized bedrooms, all serviced by two modern bathroom suites. Outside, the front of the property offers a driveway providing ample off-road parking. The rear garden is generously sized, featuring a sandstone patio area perfect for outdoor dining and relaxation, space for a hot tub, and a versatile garden room with a separate gym and storage space. This home, with its thoughtful design and high-quality finishes, truly exemplifies a property that has been well-cared for and beautifully enhanced, making it an exceptional residence in a prime location.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms
- Self-Contained Annexe
- High Spec Modern Kitchen, Dining & Living Area With Separate Utility Room
- Living Room With Electric Fire
- Two Bathrooms & Ground Floor W/C
- Ample Off-Road Parking
- Well-Maintained Garden
- Versatile Garden Room & Gym / Store Space
- Sought-After Location





GROUND FLOOR

Entrance Hall

15'10" x 7'4" (4.85 x 2.26)

The entrance hall has tiled flooring, a radiator, carpeted stairs, and a single composite door with a UPVC double-glazed obscure arched frame providing access into the accommodation.

Living Room

13'6" x 11'11" (4.12 x 3.65)

The living room has a UPVC double-glazed bay window to the front elevation, a stained-glass window to the side elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and a recessed chimney breast alcove with a wooden beam, tiled hearth and a feature electric fire.

W/C

5'2" x 2'8" (1.60 x 0.83)

This space has a concealed dual flush W/C, a wash basin with fitted storage underneath, tiled splashback, tiled flooring, a chrome heated towel rail, and an extractor fan.

Open Plan Kitchen, Dining & Living Area

35'2" x 19'6" (10.72 x 5.95)

The kitchen has a range of fitted shaker-style base and wall units, a feature breakfast bar island, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, an integrated NEFF slide & hide oven, an integrated microwave oven with a warming drawer, a NEFF induction hob, space for an American-style fridge freezer, laminate flooring, recessed spotlights, a partially vaulted feature ceiling with four skylights, a TV point, space for a dining and seating area, and an Aluminium sliding door with a shaped window above providing access to the rear garden.

Utility Room

4'3" x 9'8" (1.32 x 2.97)

The utility room has fitted shaker-style base and wall units with a solid wood worktop, a Belfast sink with a swan neck mixer tap, space and plumbing for a washing machine, tiled flooring, tiled splashback, and recessed spotlights.

Annexe Kitchen & Living Room

16'10" x 8'9" (5.15 x 2.69)

The annexe kitchen has a range of fitted shaker-style base and wall units, a composite sink with a swan neck mixer tap and drainer, an integrated oven with an induction hob and an angled extractor fan, an integrated fridge freezer, laminate flooring, recessed spotlights, a UPVC double-glazed window to the front elevation, an open plan living area, a vertical radiator, and a TV point.

Shower Room

5'5" x 5'4" (1.66 x 1.65)

The shower suite has a low level dual flush W/C, a vanity unit wash basin, a corner fitted shower enclosure with a mains-fed shower, partially tiled walls, vinyl flooring, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Annexe Bedroom

12'2" x 8'9" (3.73 x 2.68)

The bedroom has carpeted flooring, a wardrobe, a vertical radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

11'2" x 10'2" (3.42 x 3.12)

The landing has carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

13'3" x 12'0" (4.05 x 3.68)

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

En-Suite

8'6" x 7'5" (2.60 x 2.27)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, a column radiator with a chrome rail, tiled flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

12'0" x 12'0" (3.68 x 3.68)

The second bedroom has dual-aspect UPVC double-glazed windows to the front and side elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

11'8" x 8'11" (3.58 x 2.73)

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

Bedroom Four

11'8" x 8'11" (3.56 x 2.72)

The fourth bedroom has dual-aspect UPVC double-glazed windows to the side and rear elevation, carpeted flooring, and a radiator.

Bathroom

7'6" x 7'2" (2.29 x 2.20)

The bathroom has a low level flush W/C, a pedestal wash basin, a sunken bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, partially tiled walls, a column radiator with a chrome rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a tarmac and gravelled driveway providing ample off-road parking, raised planters, courtesy lighting, and hedged borders.

Rear

To the rear of the property is a private enclosed garden with Sandstone patio, gravelled areas, a lawn, a range of trees, plants and shrubs, courtesy lighting, an outdoor tap, external power sockets, a versatile garden room and gym, a shed, and hedged borders.

Gym

12'1" x 5'4" (3.70 x 1.64)

The gym has laminate flooring, recessed spotlights, power points, and double French doors opening out to the garden.

Garden Room

18'11" x 12'2" (5.78 x 3.71)

The garden room has laminate flooring, recessed spotlights, power points, a bespoke fitted bar and seating area, a TV point, an aluminium framed double-glazed window, and aluminium bi-folding doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed – **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area – very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

Service Charge in the year marketing commenced (EPA): £TBC

Ground Rent in the year marketing commenced (EPA): £TBC

Property Tenure is Leasehold. Term: 125 years from 1 January 2003 Term remaining 89 years.

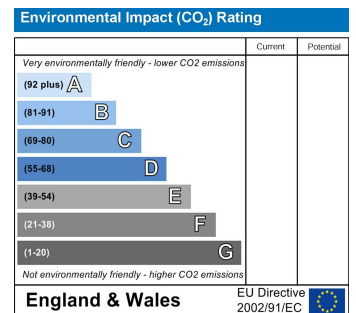
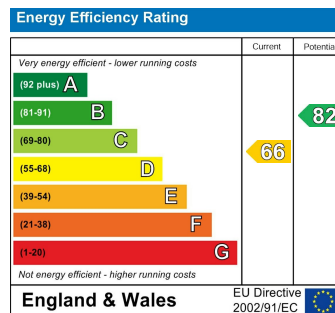
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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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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