

# HoldenCopley

PREPARE TO BE MOVED

Risley Lane, Breaston, Derbyshire DE72 3AU

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Guide Price £430,000

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DETACHED FAMILY HOME...

\*\*\*\*GUIDE PRICE £430,000 to £450,000\*\*\*\*

We are thrilled to present this beautifully maintained detached house, ideally positioned in a sought-after village, offering the perfect blend of convenience and comfort for a growing family. With easy access to local amenities, including shops, schools, and excellent transport links via the M1 and A52, this property is an ideal choice for those seeking a modern family home in a prime location. As you enter the property, you are welcomed by a spacious entrance hall that leads to a convenient ground floor W/C. The hallway further provides access to a well-equipped utility room, a cosy yet spacious living room, and an open-plan kitchen diner. The kitchen is a true highlight, featuring a central island, a breakfast bar, and sleek modern fittings. The sliding patio doors open directly onto the rear garden, allowing for a seamless indoor-outdoor living experience, perfect for entertaining guests or enjoying family meals in the warmer months. Moving upstairs, the first floor offers a generously sized master bedroom complete with an en-suite bathroom, providing a private retreat for relaxation. There are three additional bedrooms on this floor, all benefiting from ample natural light. These bedrooms are serviced by a contemporary three-piece family bathroom suite, thoughtfully designed to accommodate the needs of a busy household. Externally, the property is equally impressive. The front features a gravelled driveway offering ample parking space, courtesy lighting, and an outside tap for added convenience. Gated access leads to the rear of the property, where you'll find a south facing enclosed garden. This private outdoor space is perfect for both relaxation and play, featuring a patio area ideal for alfresco dining, gravelled borders, a practical garden shed, and secure fence panel boundaries.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Fitted Kitchen Diner & Utility Room
- Three Piece Bathroom Suite & Ground Floor W/C
- En-suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'11" x 7'5" (2.43m x 2.27m)

The entrance hall has a UPVC double glazed window to the front elevation, brick-effect Herringbone flooring, and a door providing access into the accommodation.

### W/C

2'9" x 8'2" (0.86m x 2.50m)

This space has a UPVC double glazed obscure window to the front elevation, a concealed flush W/C, a countertop wash basin with a mixer tap, a column radiator, recessed spotlights, partially tiled walls, and brick-effect Herringbone flooring.

### Hallway

8'5" x 11'5" (2.59m x 3.48m)

The hallway has brick-effect Herringbone flooring, carpeted flooring, and access into the ground floor accommodation.

### Utility

7'10" x 9'2" (2.41m x 2.81m)

The utility room has a range of fitted base and wall units with a worktop, stainless steel sink with a swan neck mixer tap, wood-effect flooring, space and plumbing for a washing machine, and space for a tumble dryer, recessed spotlights, a column radiator, tiled splashback, wood-effect flooring, and double French doors opening out to the rear garden.

### Living Room

15'1" x 16'2" (4.62m x 4.93m)

The living room has double glazed windows to the front elevation, a column radiator, a media wall with a TV point, a log burner, a wooden beam to the ceiling, a wall-mounted cupboard, and wood-effect flooring.

### Kitchen Diner

22'4" x 15'10" (6.81m x 4.85m)

The kitchen diner has a range of fitted base and wall units with worktops, a central island and breakfast bar, a Belfast sink with a swan neck mixer tap, two integrated ovens, a ceramic hob, an extractor fan, space for an American fridge freezer, a chimney breast alcove with a log burner, recessed spotlights, a vertical radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and sliding patio doors opening out to the rear garden.

## FIRST FLOOR

### Landing

9'4" x 11'1" (2.85m x 3.38m)

The landing has a cubed effect window to the side elevation, an in-built cupboard, carpeted flooring, and access to the first floor accommodation.

### Bedroom One

16'0" x 16'4" max (4.89m x 4.99m max)

The first bedroom has two UPVC double glazed windows to the front and rear elevation, two radiators, recessed spotlights, carpeted flooring, and access into the en-suite.

### En-suite

3'6" x 9'0" (1.07m x 2.75m)

The en-suite has a Velux window, a concealed dual flush W/C, a countertop wash basin, a shower enclosure with a rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, a tiled splashback, and vinyl flooring.

### Bedroom Two

10'5" x 8'6" (3.19m x 2.60m)

The second bedroom has two UPVC double glazed windows to the rear and side elevation, and carpeted flooring.

### Bedroom Three

10'0" x 8'5" (3.05m x 2.58m)

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

### Bedroom Four

6'6" x 9'10" (2.00m x 3.02m)

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

### Bathroom

7'2" x 6'5" (2.20m x 1.98m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a chrome heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, an outside tap, a gravelled driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed south facing garden with courtesy lighting, an outside tap, a patio area, gravelled borders, a shed, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Some 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

The vendor has informed us that the two storey extension and has been signed off. We are currently awaiting the documents however just to confirm that 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 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.

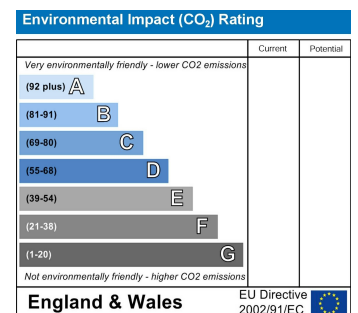
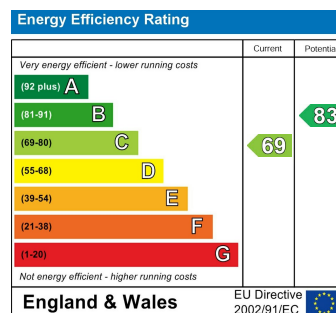
The vendor has advised the following:

Property Tenure is Freehold

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.  
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