

HoldenCopley

PREPARE TO BE MOVED

Cherry Tree Close, Risley, Derbyshire DE72 3TX

£650,000

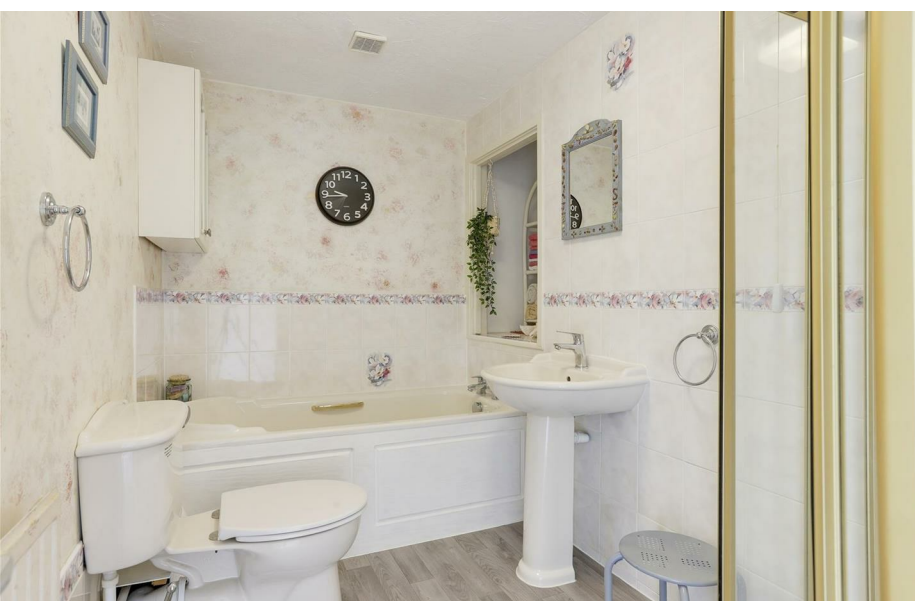
Cherry Tree Close, Risley, Derbyshire DE72 3TX



UNIQUE DETACHED HOUSE WITH NO CHAIN...

This individually architect-designed, spacious, and well-presented four/five-bedroom detached family home is tucked away at the end of a private and peaceful cul-de-sac. Ideally positioned with easy access to local shops, excellent schools, and superb transport links, including the M1 and A52, it's the perfect choice for any growing family. The ground floor features a welcoming porch that leads into a bright and airy entrance hall, which in turn opens onto a generous split-level living and dining room with a charming fireplace. Double doors lead into a sunlit conservatory, overlooking the beautiful side garden and allowing plenty of natural light to flood in. The modern 'Steven Christopher' fitted kitchen is complete with high-end integrated appliances, perfect for everyday use and entertaining. There is also a separate home office, a versatile room currently used as a gym (which could serve as a fifth bedroom), a ground floor W/C, a utility room, and a contemporary shower room, offering great flexibility. Upstairs, there are four double-sized bedrooms. The master bedroom benefits from a stylish en-suite, while the second bedroom boasts substantial eaves storage — providing potential to be converted into a sixth bedroom, subject to planning. A four-piece family bathroom suite serves the remaining bedrooms. Externally, the property sits on a beautifully maintained plot. To the front is a lawned garden with mature planted borders, a large driveway with a turning circle providing off-road parking for at least ten vehicles, access to the garage, and gated entry to the rear and side gardens. The private side garden offers a patio area, additional lawn, and a variety of established plants, shrubs, and hedging. The rear garden continues the theme with another patio seating area, lawn space, well-stocked borders with mature trees and bushes, and an extended driveway leading to the double garage, benefiting from an electric door.





- Individually Designed Detached House
- Four/Five Bedrooms
- Split-Level Living & Dining Room
- Stephen Christopher Fitted Kitchen
Diner & Separate Utility Room
- Sun-Lit Conservatory
- Versatile Gym/Bedroom Five & Office
- Two Bathrooms & An En-Suite To the
Master Bedroom & Ground Floor W/C
- Double Garage & Driveway For Approx
10 Cars
- Well-Maintained Enclosed Gardens
- No Upward Chain





GROUND FLOOR

Porch

7'3" x 5'10" (2.22m x 1.78m)

The porch has wood-effect flooring, exposed brick walls, UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

21'5" x 10'11" (max) (6.55m x 3.33m (max))

The entrance hall has a radiator, carpeted flooring, obscure windows to the front elevation, and a single wooden door via the porch.

W/C

6'8" x 2'11" (2.04m x 0.90m)

This space has a UPVC double-glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and carpeted flooring.

Living/Dining Room

23'0" x 20'9" (max) (7.03m x 6.34m (max))

The split-level living and dining room has a UPVC double-glazed window to the front elevation, two internal obscure windows, a radiator, a TV point, a feature fireplace with a decorative surround and tiled hearth, an exposed brick feature wall, painted wooden beam to the ceiling, space for a dining table, carpeted flooring, access into the office, and double French doors leading into the conservatory.

Office

10'3" x 4'4" (3.14m x 1.33m)

The office has wall-mounted storage cupboards, a UPVC double-glazed window to the side elevation, a radiator, and carpeted flooring.

Conservatory

10'5" x 10'5" (max) (3.19m x 3.19m (max))

The conservatory has tiled flooring, exposed brick walls, wall-light fixtures, floor-to-ceiling UPVC double-glazed windows, a ceiling fan light, and a single UPVC door providing access to the side garden.

Kitchen/Diner

19'7" x 14'0" (max) (5.99m x 4.29m (max))

The kitchen diner features a range of modern fitted base and wall units with worktops, a pull-out larder cupboard, and two pantry cupboards with tambour roller-shutter doors. There is a composite sink and a half with an instant boiling water tap and drainer, an integrated Neff hide and slide oven, an integrated microwave, a Neff warming drawer, a BORA induction hob with an in-built extractor fan, and an integrated Neff dishwasher. The room also has space for a dining table, a radiator, recessed spotlights, a combination of tiled and carpeted flooring, and two UPVC double-glazed windows to the side and rear elevation.

Back Entry

9'6" x 5'11" (max) (2.91m x 1.82m (max))

The back entry has carpeted flooring, space for a fridge freezer, a UPVC double-glazed window to the rear elevation, and a single UPVC door opening to the rear garden.

Utility Room

11'7" x 9'10" (max) (3.54m x 3.01m (max))

The utility room has a range of fitted base and wall units with a rolled-edge worktop, a sink and half with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, coving to the ceiling, carpeted flooring, a UPVC double-glazed obscure window to the side elevation, and access into the shower room.

Shower Room

7'5" x 3'4" (2.27m x 1.04m)

The shower room has a UPVC double-glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and carpeted flooring.

Gym / Bedroom Five

14'9" x 11'7" (4.51m x 3.55m)

This versatile room, currently being used as a gym, features a UPVC double-glazed window to the side elevation, a Sliderobes fitted sliding mirrored wardrobe, a radiator, and carpeted flooring.

FIRST FLOOR

Landing

12'6" x 6'3" (max) (3.83m x 1.91m (max))

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

14'5" x 13'9" (max) (4.41m x 4.21m (max))

The first bedroom has two UPVC double-glazed windows to the side and rear elevation, a radiator, a range of fitted furniture including wardrobes, drawers and a dressing table, carpeted flooring, and access into the en-suite.

En-Suite

8'1" x 5'10" (max) (2.48m x 1.80m (max))

The en-suite has a UPVC double-glazed window to the rear elevation, a concealed dual flush W/C combined with a a countertop wash basin and fitted storage, a bidet, a shower enclosure with wall-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

Bedroom Two

13'10" x 11'8" (max) (4.23m x 3.57m (max))

The split-level second bedroom has a UPVC double-glazed window to the side elevation, a radiator, an in-built cupboard, carpeted flooring, and access into the eaves storage.

Eaves Storage

The spacious eaves storage is fitted with lighting, provides ample storage, and offers excellent potential for conversion into an additional bedroom — subject to planning.

Bedroom Three

12'8" x 8'11" (3.87m x 2.72m)

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

Bedroom Four

11'7" x 9'8" (3.55m x 2.96m)

The fourth bedroom has a UPVC double-glazed to the side elevation, a radiator, a fitted airing cupboard, and carpeted flooring.

Bathroom

9'6" x 5'6" (max) (2.90m x 1.68m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, an in-built open cupboard, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

The front of the property features a lawn with planted borders, a driveway with a turning circle offering ample off-road parking for up to ten vehicles, and access to the double garage, rear garden, and side garden.

Double Garage

20'0" x 17'8" (6.10m x 5.39m)

The double garage has lighting, ample storage, and an up-and-over electric door opening out onto the driveway.

Side

To the side of the property is a patio area, a lawn, various planted areas with established shrubs, bushes and plants, and a hedged boundary.

Rear

To the rear of the property is a continuation of the driveway providing access to the garage, along with a patio seating area, a lawn, well-established borders with trees, plants, and bushes, and enclosed boundaries.

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 1800Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 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

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

HoldenCopley
PREPARE TO BE MOVED



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.

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.