

HoldenCopley

PREPARE TO BE MOVED

Rushy Lane, Risley, Derbyshire DE72 3SW

£325,000 - £350,000

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GUIDE PRICE £325,000

EXTENDED FAMILY HOME IN A POPULAR LOCATION...

This extended three-bedroom semi-detached house is a spacious and well-presented family home, offering modern living throughout and ready to move straight into. Situated in a popular residential area, the property is ideally located close to a range of local amenities including shops, parks, and highly regarded schools such as George Spencer Academy. It's also perfectly placed for commuters, with excellent transport links nearby including the A52, M1, and A50. Inside, the ground floor begins with a welcoming entrance hall leading into a cosy living room complete with a log burner, perfect for relaxing evenings. The adjoining dining room flows seamlessly into a generous, modern kitchen featuring a central breakfast bar island, a seating area, and ample space for cooking, family meals, and entertaining. The ground floor also benefits from a practical utility room and a downstairs W/C. Upstairs, there are two double bedrooms, including a spacious main bedroom with its own stylish en-suite. A modern family bathroom serves the additional bedrooms, while the top floor offers a further well-sized double bedroom. Outside, the property boasts a driveway to the front providing off-road parking for multiple vehicles. To the rear is a private, enclosed garden with a decked seating area and a well-kept lawn surrounded by established plants and shrubs, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Extended Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Spacious Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*7" x 4*1" (1.10m x 1.25m)

The entrance hall has carpeted flooring, a radiator, ceiling coving and a single composite door providing access into the accommodation.

Living Room

11*11" x 13*5" (3.63m x 4.09m)

The living room has exposed wooden flooring, ceiling coving, a picture rail, a ceiling rose, a fitted cupboard and shelving, a recessed chimney breast alcove with a feature log burner and an exposed brick surround, and a UPVC double-glazed window with fitted shutters to the front elevation.

Dining Room

11*1" x 10*3" (3.38m x 3.12m)

The dining room has engineered wood flooring, a column radiator, fitted storage cupboards and shelving, a recessed chimney breast alcove and open-plan access to the kitchen.

Kitchen

14*9" x 15*7" (4.50m x 4.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a feature breakfast bar island, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated Neff oven, grill, induction hob & extractor fan, a freestanding dishwasher & fridge freezer, partially tiled walls, two column radiators, three Velux windows, engineered wood flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Utility Room

5*10" x 5*7" (1.78m x 1.72m)

The utility room has fitted base units with rolled-edge worktops, a stainless steel sink with a mixer tap, space and plumbing for a washing machine & tumble dryer, a wall-mounted boiler, an extractor fan, a radiator, tiled flooring and a UPVC double-glazed window to the side elevation.

W/C

2*7" x 5*9" (0.80m x 1.77m)

This space has a low level dual flush W/C, a wash basin, a radiator, tiled flooring, an extractor fan and a UPVC circular window to the side elevation.

FIRST FLOOR

Landing

9*3" x 6*5" (2.82m x 1.96m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation and access to the first floor accommodation.

Master Bedroom

12*2" x 9*0" (3.71m x 2.74m)

The main bedroom has engineered wooden flooring, a radiator, ceiling coving, a picture rail, a ceiling rose, fitted wardrobes, access to the en-suite and a UPVC double-glazed window with fitted shutters to the front elevation.

En-Suite

6*5" x 5*4" (1.96m x 1.63m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11*3" x 9*6" (3.43m x 2.90m)

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

Bathroom

6*10" x 7*11" (2.08m x 2.41m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled whirlpool bath with central taps and an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a Velux window and access to the second floor accommodation.

Bedroom Three

11*5" x 16*6" (3.48m x 5.03m)

The third bedroom has exposed wood flooring, a radiator, storage in the eaves, three Velux windows and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, gated access to the rear garden, fence panelling and brick-wall boundaries.

Rear

To the rear is an enclosed private garden with a decked seating area, a lawn, a varitey of established plants and shrubs, a shed and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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.

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 - Superfast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

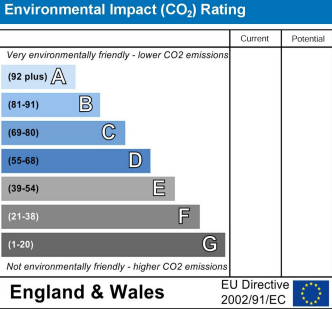
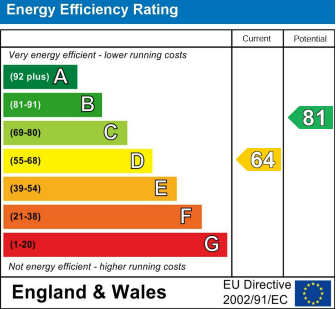
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk