



Derby Road,
Risley, Derbyshire
DE72 3SU

Price Guide £390-395,000

Freehold



A THREE DOUBLE BEDROOM SEMI DETACHED HOME OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this deceptively spacious and extended semi detached family home situated in the heart of Risley on the ever popular Derby Road. Standing back from the road the property has great stance and curb appeal as well as off street parking, garage and a large garden to the rear. The property is conveniently located for access to the M1 and A52 road networks and also easy access to local amenities and facilities including Derby, Nottingham, Long Eaton and Sandiacre, Stapleford and Beeston. Within close proximity are Risley Lower Grammar School and Friesland School which are within walking distance of the property. For all that is included in this delightful property to be appreciated, an internal viewing is highly recommended.

The property is constructed of brick to the external elevation with a render over and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a lounge to the front with a feature fireplace and bay window, spacious dining room with open staircase to the first floor, kitchen at the rear which flows onto the shower room and internal access into the spacious garage. To the first floor there are three double bedrooms and a family bathroom which includes a Jacuzzi bath. Outside there is a delightful front lawned garden with planted and dug borders, driveway to the garage. The rear garden is a generous size and is privately enclosed and comprises of a large laid lawn, garden path and planted and dug borders with miscellaneous shrubs and bushes.



Lounge

17'8" x 17'8" approx (5.4m x 5.4m approx)

Feature gas fireplace with tiled hearth and surround, dado rail, coving to ceiling, radiator and double glazed bay window to the front.

Dining Room

15'8" x 13'9" approx (4.8m x 4.2m approx)

Double glazed window to the side, picture rail, ceiling rose, stairs to first floor and radiator. Open to:

Kitchen

13'5" x 7'1" approx (4.09m x 2.16m approx)

Wall and base units with work surface over, Neff electric oven and hob with extractor hood over, integral dishwasher, 1½ bowl sink and drainer, double glazed window to the rear overlooking the garden, tiled floor and splashbacks.

Shower Room

5'9" x 5'8" approx (1.75m x 1.73m approx)

Corner shower, low flush w.c., vanity wash hand basin, part tiled walls, chrome heated towel radiator, obscure double glazed window to the rear, extractor fan.

First Floor Landing

19'8" x 2'9" approx (5.99m x 0.84m approx)

Radiator, three windows to the side and doors to:

Bedroom 1

13'4" x 12' approx (4.06m x 3.66m approx)

Double glazed window to the front, radiator and picture rail.

Bedroom 2

12'7" x 12'5" approx (3.84m x 3.78m approx)

Double glazed windows to the front and rear, radiator, loft access and picture rail.

Bedroom 3

11'7" x 10'1" approx (3.53m x 3.07m approx)

Double glazed window to the rear, radiator and understairs storage cupboard.

Bathroom

7'7" x 6'3" approx (2.31m x 1.91m approx)

Jacuzzi bath with mixer tap over, vanity wash hand basin, low flush w.c., tiled walls, radiator, inset spotlights and extractor fan. Double glazed window to the rear and access to the loft.

Outside

The property has great stance and curb appeal from the road, driveway leading to the garage, lawned garden with planted and dug borders. To the rear there is a generous garden with laid lawn, planted and dug borders, garden path leading to the patio at the rear.

Garage

27'4" x 8'7" narrowing to 5'9" approx (8.33m x 2.62m narrowing to 1.75m approx)

Up and over door to the front, internal access to the kitchen, double glazed window to the rear, central heating boiler.

Directions

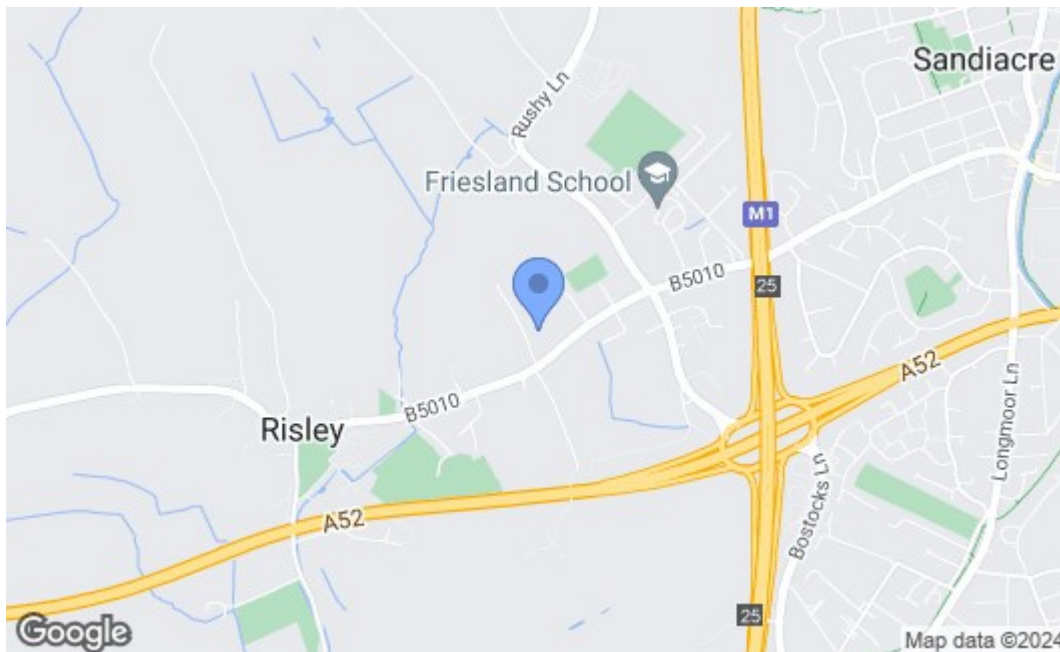
From J25 of the M1 take Bostocks Lane towards Risley. At the crossroads turn left and proceed into the village where the property can be found on the right.

6952AML

Council Tax

Band C - £1753





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.