



Risley Lane,  
Breaston, Derbyshire  
DE72 3AU

**O/O £295,000 Freehold**





THIS IS A TRADITIONAL, THREE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH BACKS ONTO OPEN SPACE AND IS ALSO ONLY A FEW MINUTES WALK AWAY FROM THE CENTRE OF THIS AWARD WINNING VILLAGE.

Being located on Risley Lane, this tastefully finished three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house which is close to excellent local schools for younger children and other local amenities and facilities. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are above to see all that included in this lovely home for themselves.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof with the roof to the main property having been replaced over recent years. The tastefully finished accommodation derives all the benefits from having gas central heating and from being mostly double glazed and includes a full enclosed porch with a feature wooded panelled door leading into the lounge which has an open fireplace with a cast iron and tiled surround, there is an inner hall with understairs storage cupboard and a separate dining room from which stairs take you to the first floor and there is an archway to a rear hall which leads to the well fitted kitchen which has a feature vaulted ceiling with exposed beams and it opens to the conservatory/sitting area. There is also a most useful separate utility room and the luxurious bathroom which includes a slipper claw foot bath and a separate walk-in shower with a mains flow shower system. To the first floor the landing leads to the three good bedroom and there is the potential, if required by a new owner, to extend the property into the roof space which is a project that has been carried out to the properties either side of the house we are selling. Outside there is a parking and a pebbled area at the front of the house and a gate leads to a wide pathway which runs down the right hand side of the property and provide various seating/planted areas and takes you to the lawned rear garden which has established beds to the sides and there is a refurbished brick building at the bottom of the garden which provides an excellent storage facility.

The property is within walking distance of the centre of the village where there are various local shops, there are schools for younger children with further shopping facilities being found in Long Eaton where there are Asda, Tesco, Aldi and Lidl storage as well as many other retail outlets and there are also school for older children, there are healthcare and sports facilities which include several local golf courses, Breaston has three pubs, a Bistro restaurant and several coffee eateries, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Fully enclosed porch having double opening, double glazed doors to the front with a glazed panel having the house number etched in the window above, window to the side, tiled flooring and a light and there is a panelled front door with an inset stained glass leaded panel and arched glazed panel above leading to:

## Lounge/Sitting Room

13'8 max x 11'7 approx (4.17m max x 3.53m approx)

Two double glazed windows to the front, feature open fireplace with a cast iron and tiled surround and a tiled hearth, radiator, cornice to the wall and ceiling, picture rail to the walls, the electricity meter is housed in a fitted cupboard and shelving and a double cupboard to one side of the chimney breast.

## Inner Hall

Pine door leading to an understairs storage cupboard which houses the electric consumer unit, has shelving and a light.

## Dining Room

11'6 x 11'6 approx (3.51m x 3.51m approx)

Two double glazed windows to the side, feature recess in the chimney breast with a tiled inset, pine door with two inset glazed panels leading to the stairs which take you to the first floor with there being an opaque glazed window at the bottom of the stairs, radiator, picture rail to the walls, cornice to the wall and ceiling and an archway leading to the hall.

## Hall

Cornice to the wall and ceiling, dado rail to the walls, recessed lighting to the ceiling and pine doors to the kitchen and bathroom.

## Kitchen

11'7 x 11'6 approx (3.53m x 3.51m approx)

The kitchen has wood finished units and includes a double bowl sink with a mixer tap set in a work surface with a double cupboard and Bosch dishwasher below, pull out racked larder storage units, integrated upright fridge/freezer, four ring hob set in a work surface with cupboards, drawers, including two wide pan drawers below, double Neff oven with cupboards above and below, eye level wall cupboards and shelving, hood over the cooking area, tiling to the walls by the work surface areas, tiled flooring with underfloor heating that extends through into the conservatory, radiator with a shelf over, feature vaulted ceiling with two exposed beams and recessed lighting and a half glazed stable style door leading out to the side of the property.

## Utility Room

7' max x 4' approx (2.13m max x 1.22m approx)

The utility room has a work surface with space below for an automatic washing machine and for storage, a shelf to one wall with space for a tumble dryer above and storage space below, wall mounted gas boiler, there is the on and off switch for the gas meter in a fitted cupboard, tiled flooring and an opaque glazed window.

## Conservatory

10'8 x 10' approx (3.25m x 3.05m approx)

The conservatory/sitting area is open plan to the kitchen and has double glazed, double opening French doors leading out to the gardens and double glazed windows to the rear and right hand side with a double glazed eye level window to the left hand side, a vaulted polycarbonate roof and tiled flooring with underfloor heating.

## Bathroom

The bathroom has been re-fitted over recent years and has a slipper claw foot bath with a mixer tap and a hand held shower, sink with a mixer tap and cupboard below, separate shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a glazed

pivot door, low flush w.c., tiling to the walls by the bath and sink areas, opaque double glazed window, recessed lighting to the ceiling, tiled flooring with underfloor heating, chrome ladder towel radiator and an extractor fan.

## First Floor Landing

Hatch with ladder leading to a part boarded loft with a light, recessed lighting to the ceiling, cornice to the wall and ceiling and pine doors leading to:

## Bedroom 1

11'6 x 11'3 approx (3.51m x 3.43m approx)

Two double glazed windows to the front, radiator, feature cast iron fireplace, pine flooring, cornice to the wall and ceiling and a built-in cupboard/wardrobe.

## Bedroom 2

11'6 x 8'7 approx (3.51m x 2.62m approx)

Double glazed window to the rear, cast iron fireplace with a tiled hearth, pine flooring and a radiator.

## Bedroom 3

7'9 x 6'8 approx (2.36m x 2.03m approx)

Double glazed window to the side, cornice to the wall and ceiling, feature cast iron fireplace, fitted shelving and hanging space to one side of the chimney breast and laminate flooring.

## Outside

At the front of the property there is a slabbed driveway with pebbled areas which extend across the front of the house with there being a wall and hedge to the front boundary and a fence to the left hand side and to the right of the property there is a secure gate leading to the wide pathway which runs along the side of the house and this provides various seating areas, raised beds and is kept private by having fencing running along the right hand boundary.

At the rear of the property there is a lawn with established borders to the sides and fencing to the boundaries and at the bottom of the garden there is a pebbled area with a pergola over which has a wisteria plant and honeysuckle and there is a brick built building which has storage space behind.

## Brick Building

10'6 x 4'4 to 2'7 approx (3.20m x 1.32m to 0.79m approx)

The brick building positioned at the bottom of the garden provides an ideal storage space and over recent years this has been refurbished by the current owner and also benefits from having power and lighting provided.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After passing the Bulls Head public house on the right turn immediate right into Risley Lane.

8136AMMP

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 60mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

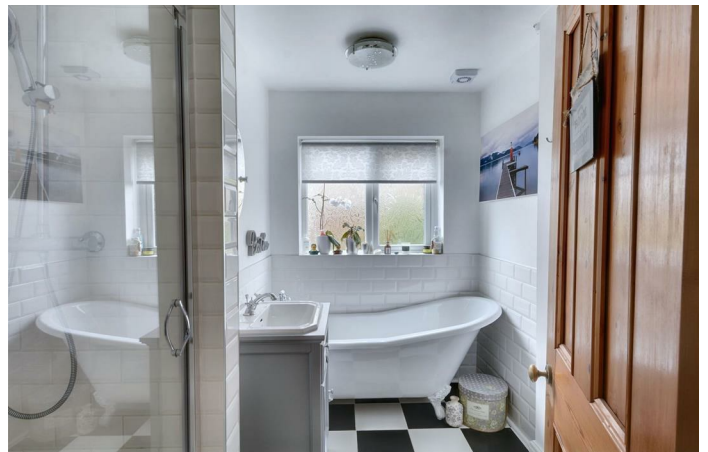
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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