



Cherry Tree Close,
Risley, Derbyshire
DE72 3TX

£625,000 Freehold



THIS IS A FOUR OR FIVE DOUBLE BEDROOM INDIVIDUAL DETACHED HOME SITUATED AT THE HEAD OF A PRIVATE DRIVE IN THIS POPULAR AREA TO THE WEST OF NOTTINGHAM.

Being located on Cherry Tree Close which is a private drive owned by the property we are selling, this four or five double bedroom detached property provides a beautiful home which over recently years has been tastefully upgraded throughout. For the size and layout of the accommodation and privacy of the South-Westerly facing gardens to be appreciated, interested parties who are looking for a property in this price range and location, need to take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the local towns of Sandiacre, Long Eaton and via the A52, Nottingham and Derby and there are also several other local transport links, all of which have helped to make this a very popular and convenient place to live.

This stunning home has render to the external elevations, having been recently been painted, under a pitched tiled roof to the main property and the tastefully finished accommodation derives the benefit of having gas central heating, with the boiler having been replaced over recent years, and double glazing throughout. Being entered through an open porchway via a stylish composite front door, the accommodation includes a reception hall, inner hall, a large lounge with bi-folding doors leading out to the rear garden, a separate dining room, an exclusively fitted and equipped breakfast kitchen with Shaker style units and a central island and off the kitchen there is a most useful laundry/utility room. The hallway also leads to a further sitting room/study/5th bedroom, which could be a fifth double bedroom, there are three double bedrooms, with the main bedroom having a recently re-fitted luxurious en-suite shower room and there is the main bathroom which again has been re-fitted to a high standard over recent years. To the first floor the stairs lead into what is currently an open plan living/work area which could easily be used as a main bedroom suite if this was preferred and there is also an existing double bedroom on the first floor. Outside there is the long drive at the front which leads to the circular lawned area in front of the property, a car port to the right hand side of the house and at the rear there is a recently landscaped South-Westerly facing garden which has two Indian Sandstone patio areas, a well cared for lawn with good quality fencing to the three boundaries.

The property is only a few minutes drive away from Sandiacre where there is a Co-op and Lidl store, Long Eaton has an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, Pride Park has a Sainsbury's and Costco, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a brick arched entrance, a quarry tiled floor and an outside light leading to:

Front Door

Stylish composite front door with an arched double glazed inset panel.

Reception Hall

Arched double glazed window with fitted shutters to the front and a full height double glazed window to the rear, door leading to the stairs which take you to the first floor, double opening Georgian glazed doors leading to a sitting room and doors leading to the dining room, three double bedrooms and bathroom.

Lounge/Sitting Room

20'8 to 23'9 x 10'5 approx (6.30m x 7.24m x 3.18m approx)

This large main reception room has a three panel bi-fold door system leading out to the private South-Westerly facing garden, two feature radiators, recessed lighting to the ceiling, two feature wall lights and acoustic panelling to one wall with an aerial point and power point for a wall mounted TV.

Dining Room

13'6 x 10'1 approx (4.11m x 3.07m approx)

Having a Georgian double glazed box window to the side, feature recess in the chimney breast, radiator and an arched Georgian glazed door into the lounge and a glazed door leading into:

Breakfast Kitchen

13'3 x 9'11 approx (4.04m x 3.02m approx)

The kitchen is fitted with soft green Shaker style units with brushed stainless steel fittings and includes a 1 1/2 bowl sink with a mixer tap and a four ring gas hob set in an L shaped work surface with drawers, an oven, integrated dishwasher and cupboards below, matching eye level wall cupboards with a hood over the cooking area, central island with seating to one side and cupboards under, tiling to the walls by the work surface areas, double glazed window to the side, feature vertical radiator and Georgian glazed door leading into:

Utility/Laundry Room

10'4 x 5'7 approx (3.15m x 1.70m approx)

There is a passageway leading from the kitchen to the utility/laundry room which has a full height double glazed door with matching double glazed side panels leading out to the rear garden, double glazed window to the side, radiator, spaces for an automatic washing machine, tumble dryer and a large American style fridge freezer.

Boiler Room/Storage Cupboard

The wall mounted Ideal gas boiler has been fitted over recent years and there is an opaque double glazed window to the side.

Pantry

Having shelving and tiled flooring.

Sitting Room/Study/Bedroom 5

10'1 x 10' approx (3.07m x 3.05m approx)

Double glazed Georgian window with fitted shutters to the front, radiator, wood effect laminate flooring and double opening Georgian glazed doors leading into the hall.

Bedroom 1

14'2 x 12'3 approx (4.32m x 3.73m approx)

Double glazed bow window with fitted shutters to the rear, radiator and two bedside wall lights.

En-Suite Shower Room

The en-suite to the main bedroom has been recently re-fitted and has a large walk-in shower which has a mains flow shower system with a rainwater shower head, tiling to three walls and a glazed protective screen, low flush w.c. with a concealed cistern and a sink with a wall mounted mixer tap set on a surface with a double cupboard below, half tiled walls, mirror with a light to the wall by the sink position, feature vertical radiator, mosaic tiled floor, recessed lighting to the ceiling, an extractor fan and an opaque double glazed Georgian style window.

Bedroom 2

10'8 x 10'6 approx (3.25m x 3.20m approx)

Double glazed window with fitted shutters to the side, radiator, large walk-in wardrobe providing hanging space and shelving and there is a light in the wardrobe.

Bedroom 3

14'5 to 10'7 plus bay x 10'6 approx (4.39m to 3.23m plus bay x 3.20m approx)

Double glazed bay window with fitted shutters and a seat to the front and a radiator.

Bathroom

The main bathroom has also been recently re-fitted and has a large bath with a wall mounted mixer tap with an overhead rainwater shower and hand held shower, wall mounted hand basin with a mixer tap and low flush w.c., chrome ladder towel radiator, tiling to the walls by the bath, sink and w.c. areas and tiled flooring, two wall lights, recessed lighting to the ceiling, opaque double glazed window and a corner shelved vanity cupboard.

First Floor

Open Plan Living/Bedroom Area

29'9 x 12' approx (9.07m x 3.66m approx)

When you come up the stairs to the first floor you will enter a large open plan living area which is currently being used as a multi-functional space, to include home office, sitting area and home gym. We believe this versatile space could be easily be re-configured into a main bedroom suite complete with walk in dressing room and en-suite bathroom. There are double glazed windows to the side and rear, laminate flooring, two access points to the loft storage space, panelling to the lower parts of the walls and two radiators.

Bedroom

12'2 x 9'1 approx (3.71m x 2.77m approx)

Having a double glazed window to the rear and a radiator.

Outside

At the front of the property there is a private driveway which belongs to the property and this has a lawned area running along the left hand side with hedging to the boundaries, there is a central circular lawned area in front of the property with the driveway extending around the circular lawn, a block paved area on the left and the car port is on the right hand side of the property.

At the rear the garden is South-Westerly facing and there are two newly laid patios and a well cared for lawned garden which extends along the side and rear of the house and the garden is kept private by having quality fencing to the three boundaries. There is a gate on the left hand side which provides access out to the front of the property, outside lighting is provided at the rear and there is an outside tap.

Car Port

23' x 11' approx (7.01m x 3.35m approx)

To the right hand side of the property there is a most useful car port which has a polycarbonate roof, low level wall and fencing to the right hand side, block paved flooring and an outside power point is provided in the car port.

Storage Shed

7' x 6' approx (2.13m x 1.83m approx)

Having double opening doors and a pitched roof.

Directions

From J25 of the M1 take the exit towards Sandiacre and Risley onto Bostocks Lane and Cherry Tree Close can be found as a turning on the left hand side.

8853AMMP

Council Tax

Erewash Borough Council Band F

Agents Notes

Planning Permission has been granted to construct a pitched roof over the lounge and utility room which will create an apex glazed panel above the existing bi-folding doors in the lounge, with the option to have a vaulted ceiling in the lounge.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

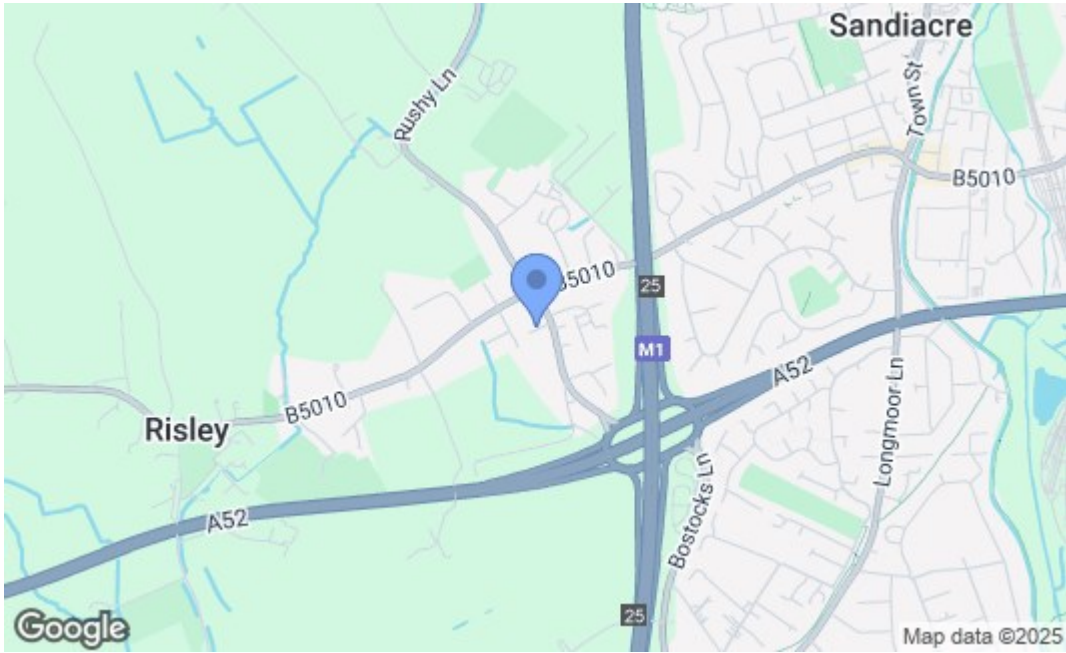
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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.