


5 Bed House - Detached

Offers over £570,000

 Risborrow Close, Etwall, Derby, Derbyshire, DE65 6HY




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SPECTACULAR COUNTRYSIDE VIEWS - LARGE LOFT CONVERSION - SUBSTANTIAL DETACHED HOME. A superb opportunity for the discerning purchaser, to acquire this impressive exceptionally well appointed modern executive detached family home, occupying a delightful mature plot, at this sought after edge of countryside enclave. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated house briefly comprises; reception hall, guest's cloakroom / Wc, light and spacious sitting room, separate dining room, superior bespoke breakfast kitchen boasting a range of integrated appliances, conservatory. On the first floor a landing leads to three double and one single bedrooms (Principal bedroom with shower room en-suite) and main bathroom. On the first floor a landing leads to a large fifth bedroom currently used as a home office and family / media room. The property offers stunning views over open countryside to the rear which can be enjoyed from most bedrooms. Outside, the property has ample car parking, a double garage and mature well tended gardens. The property is sold freehold. Council tax band F. Energy rating.

Canopied Storm Porch

To:-

Reception Hall



Having composite and opaque double glazed entrance door, ceramic tiled floor, double radiator, understairs storage cupboard and feature oak and glass staircase to first floor.



Guests Cloak Room/WC



Having modern white two piece suite comprising; concealed flush wc and wash hand basin nesting on a high gloss vanity unit with granite splash back and working surface, radiator and UPVC opaque double glazed window to side aspect.

Sitting Room 21'9" x 11'0" (6.64 x 3.36)



The focal point of the room being the feature marble fire surround with matching hearth and back plate, recessed log effect living flame fire, two wall light points, television and media connection points, two radiators, coving to ceiling, UPVC double glazed window to front aspect and double glazed sliding patio doors giving views and access over the private landscaped rear garden.



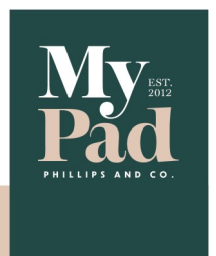
Dining Room 15'3" x 10'1" (4.67 x 3.08)



Having feature solid wooden floor, radiator, television connection point, coving to ceiling and UPVC double glazed square bay window to front aspect. A door leads to the:-


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Breakfast Kitchen 14'4" x 14'2" (4.38 x 4.32)



Having a full range of high gloss, soft close fitted wall, base and drawer units with contemporary brushed chrome handles, feature granite working surfaces with matching splash backs, integrated Bosch black glass four ring ceramic hob, twin electric fan assisted ovens with grills, chrome and glass canopy extractor hood with down lighter, integrated dish washer, full height larder fridge, freezer and washing machine, ceramic tiled floor, ceiling down lighters, double radiator, large full height pantry/storage cupboard, door to hallway, UPVC double glazed window and UPVC double glazed door to:-



Conservatory 13'4" x 10'6" (4.08 x 3.22)



Having ceramic tiled floor, wall mounted electric magma stone heater, feature pitched glass roof,

UPVC double glazed windows with matching French door giving views and access over the private landscaped rear garden.

First Floor Landing

With staircase to second floor.

Principal Bedroom 16'3" x 13'1" (4.96 x 3.99)



Having a range of quality built in bedroom furniture, television connection point, radiator and UPVC double glazed window to front aspect. A door leads to the:-



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in wet area with chrome mains fed shower, glass shower screen, complimentary ceramic tiled walls with

contrasting ceramic tiled floor (having underfloor heating), contemporary style chrome heated towel rail, shaver socket, ceiling extractor fan and UPVC opaque double glazed window to front aspect.

Bedroom Two 12'4" x 11'1" (3.78 x 3.40)



Having recessed large built in wardrobe, radiator and UPVC double glazed window to front aspect.

Bedroom Three 11'1" x 8'9" (3.38 x 2.69)



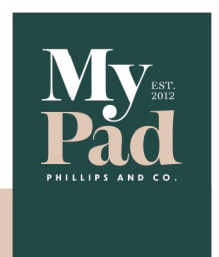
Having an engineered wood floor, built in double wardrobe, recessed understairs storage cupboard, radiator and UPVC double glazed window to rear aspect (offering far-reaching views over open farmland).

Bedroom Four 9'2" x 7'0" (2.81 x 2.14)




Having radiator and UPVC double glazed window

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to rear aspect (offering delightful views over countryside).

Main Shower Room



Having modern white three piece suite comprising; low centre flush wc, floating wash hand basin nestling on a white high gloss vanity unit and walk in full width wet area with feature fixed head mains fed shower together with hand held shower attachment, glass shower screen, complimentary ceramic tiled walls with contrasting polished ceramic tiled floor (having underfloor heating), contemporary style chrome heated towel rail, shaver socket, ceiling LED down lighters and extractor fan and UPV opaque double glazed window to rear aspect.

Second Floor Landing



Having built in wardrobes and UPVC double glazed window to rear aspect (offering far reaching views to the rear).

Bedroom Five 27'7" x 10'5" (8.41 x 3.18)



Currently used as a home office with separate family area and having bulk head storage, radiator, television connection point, built in office furniture and velux double glazed sky lights to both front and rear aspect (offering stunning views).



Outside

The property occupies a superb sizeable landscaped plot at this highly aspirational enclave. To the front is a feature resin driveway giving car standing space for approximately four/five cars, which in turn leads to the double garage, measuring internally 5.40 x 5.35, having twin up and over

doors, pitched tiled roof space, built in storage cupboards and supplied with power and light. The rest of the garden is laid to lawn with a block paved cobbled style pathway leading to a side access gate, which in turn leads to the private landscaped rear garden, enclosed by fencing and shrubbery, laid to a shaped lawn with feature circular sun terrace, shrubbed borders, outside electric point and cold water tap. The property backs onto open farmland and offers glorious views.

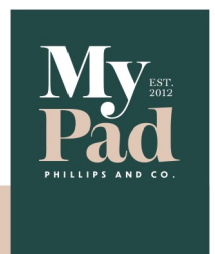


Views To Rear

Please Note


The property is accessible from both sides and for added security, a burglar alarm system has been installed.

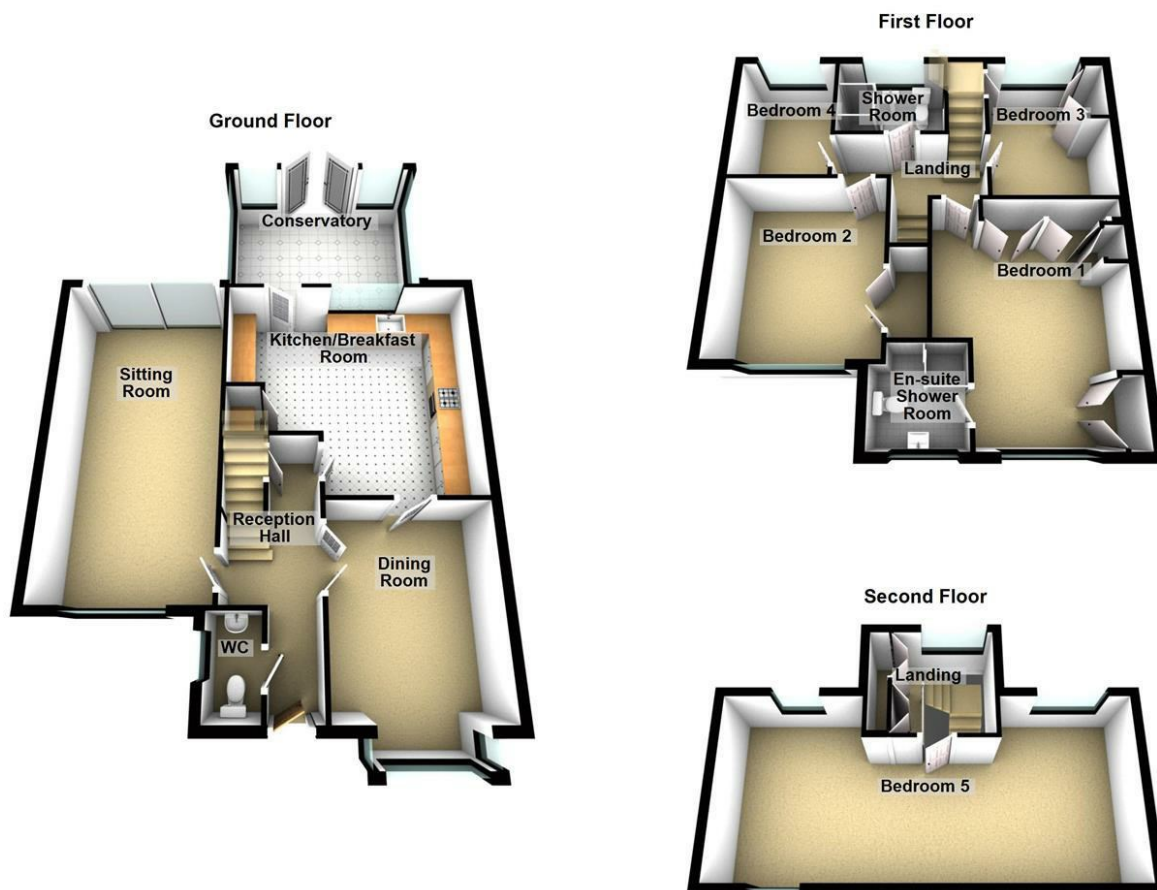
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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