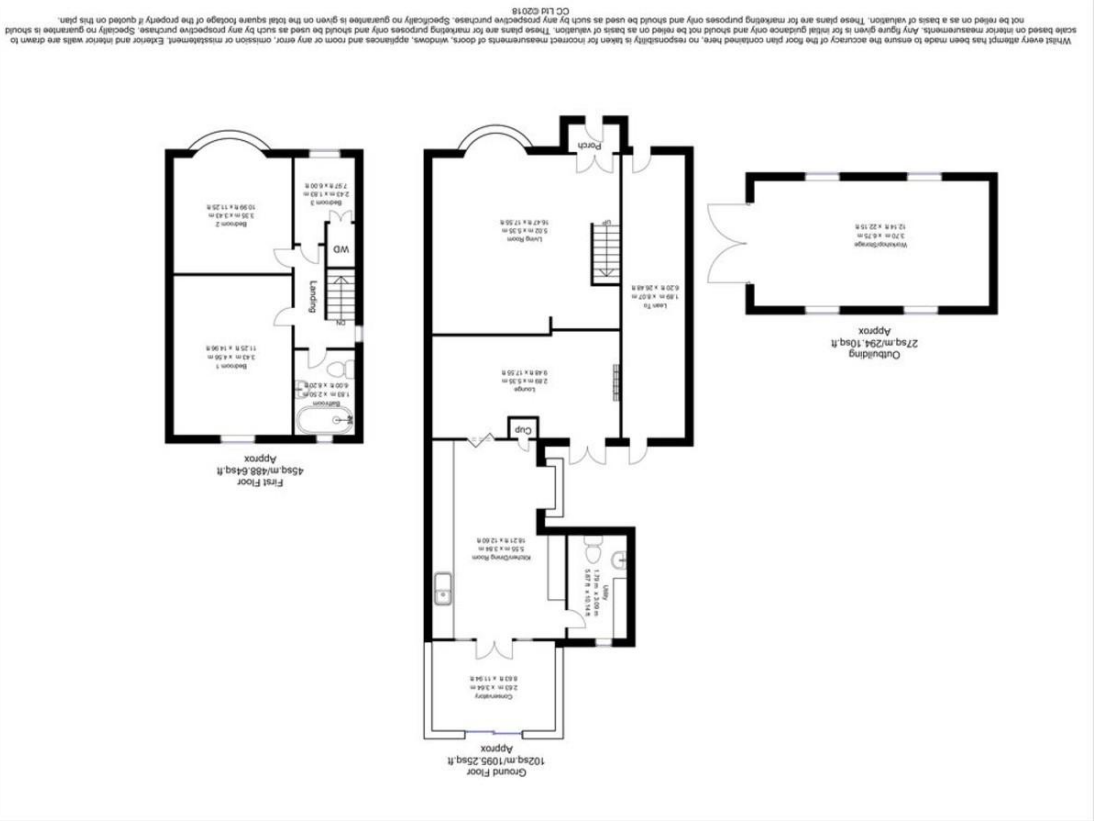




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS



Derby Road
Long Eaton
Nottingham
NG10 1LU
Tel: 01159468946
enquiries@wallacejones.net
www.wallacejones.co.uk

45 Derby Road, Risley, Derbyshire, DE72 3SY

Asking Price Of £439,950



Three bedroom semi detached house located in Risley, Derbyshire
For sale with no upwards chain a deceptively large three bedroom semi detached house located in the desirable area of Risley.

Property Description

For sale and offered to the market with no upwards chain, this fabulous three-bedroom semi-detached home is situated in the heart of the ever-popular Risley Village. Beautifully presented throughout, this charming property offers exceptional versatility, making it an ideal purchase for growing families, those looking to downsize without compromising on space, or buyers seeking a home with flexible living accommodation. The ground floor boasts a selection of spacious reception rooms, perfect for both everyday family life and entertaining. Character features including a log-burning stove, attractive bay windows and high ceilings enhance the property's warmth and charm while creating a bright and welcoming atmosphere.

Externally, the property continues to impress with a generous driveway providing ample off-road parking, a useful lean-to and a substantial rear garden offering plenty of space for outdoor enjoyment. A standout feature is the large, detached workshop, currently utilised as storage/workshop but presenting endless possibilities as a studio, gym, office, hobby room or additional storage.

A wonderful opportunity to acquire a deceptively spacious home in a highly sought-after village location. An internal viewing is highly recommended to fully appreciate everything this fantastic property has to offer. This property is not to be missed and certainly won't be available for long! From the moment you step inside, you'll instantly feel at home. Beautifully presented throughout, the property offers deceptively spacious accommodation, enhanced by tasteful décor, stylish plantation shutters and a warm, inviting atmosphere. Every room has been thoughtfully maintained to create a home that is both elegant and practical, making it ready for the next owners to simply move straight in and enjoy.

It is located in this popular and sought after village location set on the edge of countryside and within close proximity to excellent nearby schooling for all ages including Ladycross, Friesland, Cloudside and Risley Junior School. For those needing to commute, there are good road networks to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service serving both Derby and Nottingham.



LIVING ROOM: 16' 5" x 17' 6" (5.02m x 5.35m) Double glazed uPVC bay window to the front including shutters, carpet, radiator, alcove for electric fire, stairs to first floor and doors to porch.

LOUNGE: 9' 5" x 17' 6" (2.89m x 5.35m) Double glazed uPVC French doors to the rear/side access, bi fold doors to the kitchen, log burner with brick hearth, carpet, radiator, fan light fitting.

KITCHEN/DINER: 18' 2" x 12' 7" (5.56m x 3.84m) Double glazed uPVC French doors to the conservatory, double glazed uPVC window to the side, lino flooring, door to utility, fitted under and over counter storage units with space for free standing fridge/freezer, space for dishwasher, Rangemaster oven and hob.

UTILITY ROOM: 5' 10" x 11' 9" (1.79m x 3.60m) Double glazed window to the rear, plumbing for washing machine and tumble dryer, sink, WC, new lino flooring and panelled wet boarding.

WORKSHOP: 12' 1" x 22' 1" (3.70m x 6.75m) Multi useable space, with electrics.

CONSERVATORY: 8' 7" x 11' 11" (2.63m x 3.64m) Tiled flooring, door to rear garden, windows to side and rear.

BEDROOM ONE: 11' 3" x 14' 11" (3.43m x 4.56m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM TWO: 10' 11" x 11' 3" (3.35m x 3.43m) Double glazed uPVC window to the front with shutter blinds, carpet, and radiator.

BEDROOM THREE: 7' 11" x 6' 0" (2.43m x 1.83m) Double glazed uPVC window to the front with shutter blinds, carpet and radiator.

BATHROOM: 6' 0" x 8' 2" (1.83m x 2.50m) Double glazed uPVC window to the side, fitted suite including bath.

OUTSIDE To the front of the property is a double driveway with access to the rear of the house through the lean to attached to the side. The lean to area is of a good size and offers electrics. The rear beautifully established garden is of large size and offers an array of shrubs, bushes and trees, along with patio seating area and large lawn. Also offering a superb multi purpose workshop/storage area that could be used as a gym, further storage, home office and even teenage area.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

